CENTRAL FALLS REDEVELOPMENT AGENCY

REQUEST FOR PROPOSAL FOR DEVELOPERS

Issue Date: November 15, 2017

THE OFFERING

The Central Falls Redevelopment Agency ("Agency") is a public corporation charged by Rhode Island State Law and Central Falls Ordinance to have all of the powers, duties and responsibilities in connection with the redevelopment of blighted and substandard areas in the City of Central Falls. The agency is currently requesting proposals from developer(s) ("Respondent") that are interested and capable in developing property for homeownership currently owned by the Agency. The Redevelopment currently owns or is in the final stages of acquiring four properties that it is interested in developing: 12 Hood Street, 229 Washington Street, 42 Park Street, and 108 Blackstone Street. Additional information regarding these properties is available in Appendix B. **The Agency will be responsible for securing Zoning approval for the project.**

The Agency is looking for proposals for development that include a program, design concept, offer price/subsidy, and any contingencies by **4:00 pm on December 4, 2017.** Responses may be for an individual property, a collection of properties, or all four properties. Responses will be reviewed by the Agency at their December 13th meeting, at which point it is expected that the Agency will designate a developer for each property.

Interested respondents should be in communication with the Agency through its Director, Peter Friedrichs, at pfriedrichs@centralfallsri.us or 401-616-2425. The best responses will result from early and frequent communication with the Director regarding proposal contents.

Instructions

Respondents to this RFQ may submit their response via email at the above address, via mail: Central Falls Redevelopment Agency, 580 Broad St. Central Falls, RI 02863, or in person: third floor

of city hall at the previous mentioned address. An official authorized to bind the Respondent to the provisions of its response must sign the Response Form, ("Appendix A"). The Agency will review all responses and reserves the right to accept or reject any and all responses.

Proposal Contents

The following are the elements that should be included in responses to the RFP. Please provide responses in the order presented in this section.

A. *Cover Letter/Statement of Qualifications*

The cover letter should introduce the Respondent and address their excitement for the project. The cover letter should include a narrative describing the vendor: the type of services provided, the location of its operations, the number and location of employees, etc. The cover letter should describe major upcoming projects and likely availability to complete additional small projects through October 2019.

B. *Response Form*

The response form must be included, filled out completely, and signed by the Respondent.

C. **Program (e.g. two unit structure with two bedrooms per unit)**

D. **Design Concept (which can be simply a written narrative)**

E. **Offer Price/Subsidy Required**

F. **Any Contingencies**

Selection Process

Responses will be reviewed by the Redevelopment Agency. The Agency and its staff reserve the right to contact Respondents with requests for clarification or additional information, or to arrange other follow up activities it deems appropriate. Selection of the developer(s) will be made expeditiously. The Agency reserves the right to objectively and subjectively qualify each application

based upon its own determinations and judgments and Respondents acknowledge this fact as well as waive their right to appeal any scoring or determination in submitting their response.

General Conditions, Terms and Limitations

The issuance of this solicitation, the submission of a response by any Respondent, or acceptance of such response by the Agency do not individually or collectively obligate the Agency in any manner. The Agency reserves the right (1) to amend, modify, or withdraw this solicitation, (2) to revise any requirements of the solicitation, (3) to require supplemental statements or information from any Respondent, (4) to accept or reject any or all responses, (5) to extend the deadline for submission of responses, (6) to negotiate or hold discussions with any Respondent and to waive defects and allow corrections of deficient responses, and (7) to cancel this solicitation, in whole or in part, if the Agency deems it in their best interest to do so. The Agency may exercise these rights at any time without notice and without liability to any Respondent for their expenses incurred in the preparation of the proposals. The Agency does not assume any liability for any pre-contractual activity and/or costs incurred by the Respondents to this solicitation and reserves all its rights in law and equity with respect to this solicitation.

All submissions become the property of the Agency. The Agency shall be entitled to retain and use for the project without compensation to any Respondent any information submitted, including, but not limited to, any concept, element or idea disclosed in or evident in the submission or meetings or interviews with Respondents. The Agency believes the information in this solicitation is accurate, but the Agency makes no warranties to such accuracy and assumes no responsibility for errors or omissions contained herein.

The Agency shall be the sole decision-maker of whether a response complies with the requirements of the solicitation and whether Respondents have merit. Nothing contained in this

solicitation shall limit the Agency in its selection of vendors to be invited to respond to future solicitations for this project or future projects, nor limit the Agency's discretion in any way completing the projects. Submission of a response to this solicitation by any Respondent constitutes Respondent's permission and consent to inquiries by the Agency concerning the Respondent and its ability to undertake the project, including checking references and similar investigations.

It is the policy of the Agency to comply with all municipal and state laws, policies, orders, rules and regulations, which prohibit unlawful discrimination. Specifically, the City has an explicit nondiscrimination plan that Respondents are encouraged to read at this link: http://www.centralfallsri.us/title_vi_nondiscrimination

APPENDIX A

Response Form

Response Form

TO: THE CENTRAL FALLS REDEVELOPMENT AGENCY

From: _____

The undersigned agrees that, if they are selected:

- The undersigned has not entered into any collusion with any person in respect to this proposal or any other proposal or the submitting of a response to this solicitation.
- The undersigned will act in good faith to complete projects as part of this effort in an expeditious manner.
- The undersigned has had no judgements against it in the past two (2) years. If the undersigned has judgements, please elaborate here: _____
  _____

References:
The following references are provided:

Business	Contact Name	Address	Phone	Email

_____
Signature

_____
Name

_____
Phone Number

_____
Email

_____
Date

APPENDIX B

Description of Properties

12 Hood Street

12 Hood Street (Plat 4, Lot 251) is a .113 acre parcel of cleared, relatively flat land on a side street in the northeast part of Central Falls. It was previously the location of a beverage bottler. It abuts 229 Washington Street, as shown on Appendix B1.

229 Washington Street

229 Washington Street (Plat 4, Lot 121) is a .09 acre parcel of cleared, slightly sloped land on a secondary street in the northeast part of Central Falls. Washington Street was striped with a contraflow bicycle lane in the last few months. This property previously contained a residential structure. It abuts 12 Hood Street, as shown on Appendix B1.

42 Park Street

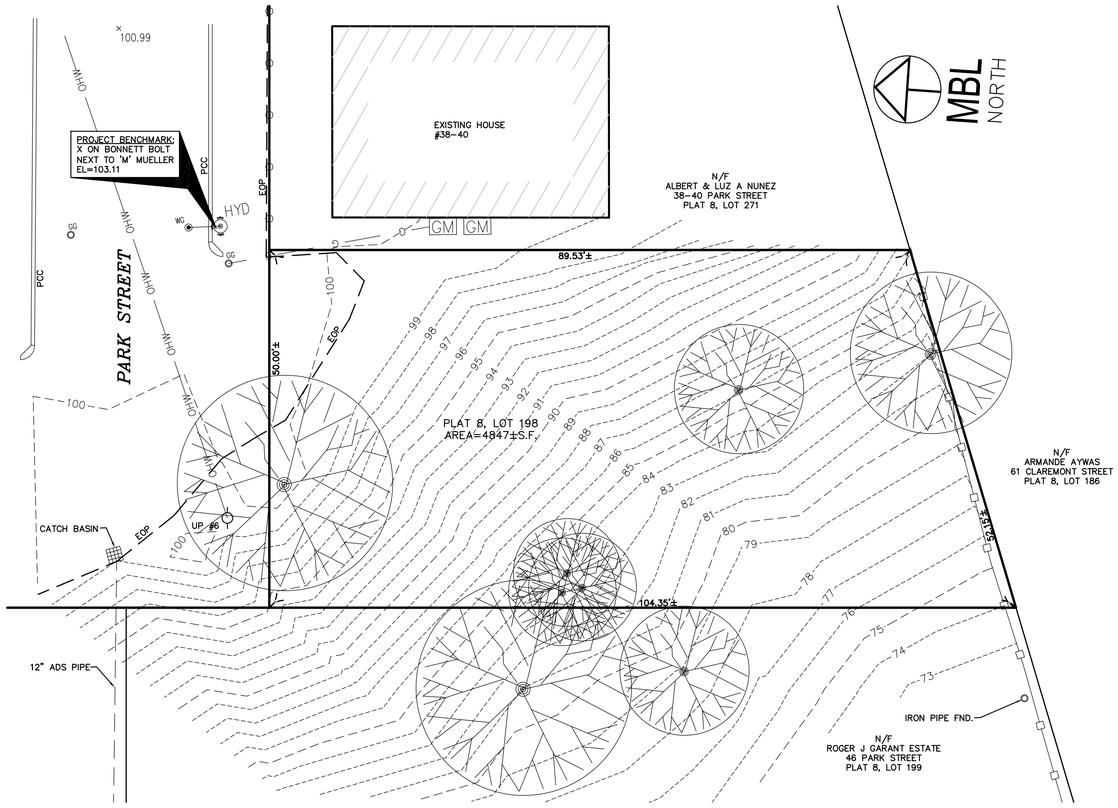
42 Park Street (Plat 8, Lot 198) is a .111 acre parcel of wooded, sloped land on a side street in the western part of Central Falls, overlooking Lonsdale Avenue. It is not believed to have been previously developed. The Agency has been negotiating with an architect to design a Net Zero two-family structure at this location. Additional information is available in Appendix B2. **Deviations or alternatives will be considered.**

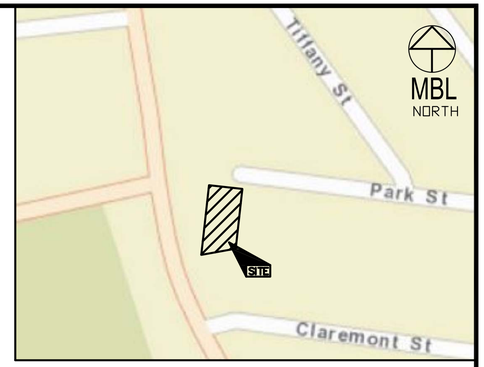
108 Blackstone Street

108 Blackstone Street (Plat 4, Lot 251) is a .113 acre parcel of wooded, sloped land on a secondary street in the eastern part of Central Falls, near the Providence & Worcester railroad. It is not believed to have been previously developed. Additional information is available in Appendix B3.

Appendix B1

Appendix B2





LOCUS
SCALE: N.T.S.

GENERAL NOTES :

THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE ASSESSORS INFORMATION. THIS PLAN DOES NOT CONSTITUTE AN OFFICIAL PROPERTY LINE SURVEY.

OWNER : CITY OF CENTRAL FALLS REDEVELOPMENT AGENCY
508 BROAD STREET
CENTRAL FALLS, RI 02896

ASSESSORS REFERENCE : PLAT 8 LOT 198

LOCUS DEED REFERENCE (PROVIDENCE COUNTY) : BOOK 889 PAGE 133

COMMUNITY PANEL NUMBER 44007C0194J. THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE OF 0.2% CHANCE OF FLOODING, DATED OCTOBER 2, 2015.

LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.

THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND PLANS AND AN ACTUAL ON THE GROUND FIELD SURVEY BY THIS FIRM ON JUNE 20, 2017.

ALL EXISTING TREES SHOWN HERE ON THIS PLAN ARE 12" CALIPER OR LARGER.

LEGEND

EXISTING	
GM	GAS METER
GG	GAS GATE
WG	WATER GATE
	IRON PIPE FND
OHW	OVERHEAD WIRE
G	GAS LINE
W	WATER LINE
EOP	EDGE OF PAVEMENT
PCC	PRE CAST CONCRETE CURB
	CHAIN LINK FENCE
	WOOD STOCKADE FENCE
102	CONTOUR
x103.6	SPOT ELEVATION
	BOUNDARY LINE
UP #	UTILITY POLE & IDENTIFIER
	DECIDUOUS TREE

811 DigSafe MA ME NH RI VT

No.	DATE	DESCRIPTION	BY
REVISIONS			

PROJ. MANAGER: MBL
CHIEF DESIGNER: MBL
REVIEWED BY: DATE

SEAL
MICHAEL P. SOUSA No. 5085 REGISTERED PROFESSIONAL ENGINEER

SEAL

PREPARED FOR
CENTRAL FALLS
REDEVELOPMENT AGENCY
580 BROAD STREET
CENTRAL FALLS RHODE ISLAND

SCALE:
HORZ.: 1"=10'
VERT.:
DATUM:
HORZ.:
VERT.:
10 5 0 10
GRAPHIC SCALE

MBL
LAND DEVELOPMENT & PERMITTING, CORP.
LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS
770 BROADWAY, SUITE No. 6
RAYNHAM, MA 02767
P.508.297.2746 F.508.297.2756
EMAIL:info@MBLLandDevelopment.com
WEB: www.MBLLandDevelopment.com

PLAN OF LAND
EXISTING CONDITIONS PLAN
42 PARK STREET
ASSESSORS PLAT 8 & LOT 198
CENTRAL FALLS RHODE ISLAND

PROJ. No.: 2017-048
DATE: JUNE 26, 2017

C-1.0

CTB:
LMAN:
MS VIEW:
UCS:
X:\2017\048\SURVEY\PLOT\2017-048 42 Park St-EX.dwg 7/11/2017 3:14:42 PM EDT

CENTRAL FALLS AFFORDABLE HOUSING

DESIGN PROPOSAL FOR THE CENTRAL FALLS REDEVELOPMENT AGENCY

REVISION 1
6 OCTOBER 2017

ULTRAMODERNE

755 Westminster Street 301
Providence RI 02903

www.ultramoderne.net
917 678 0254
info@ultramoderne.net

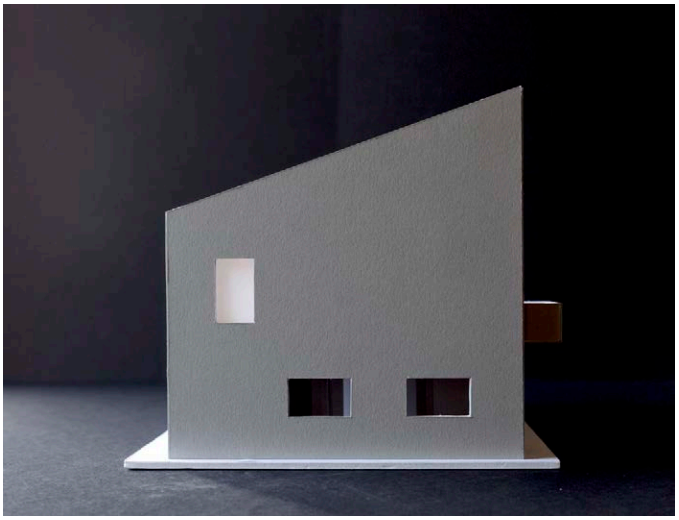
CONTENTS

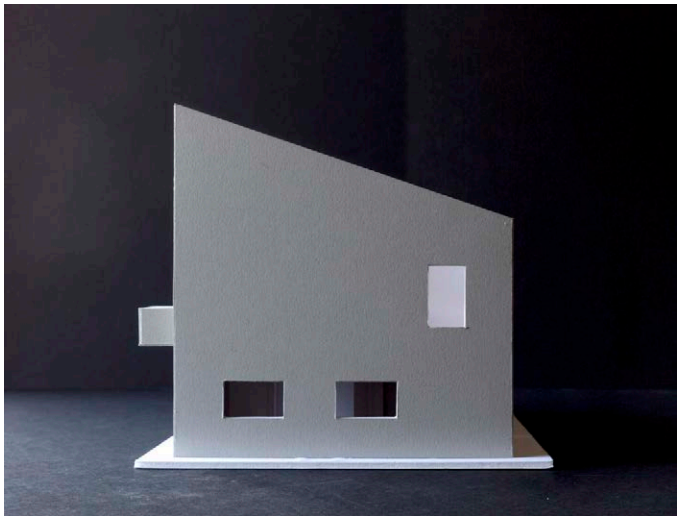
PART 1: DESIGN CONCEPTS

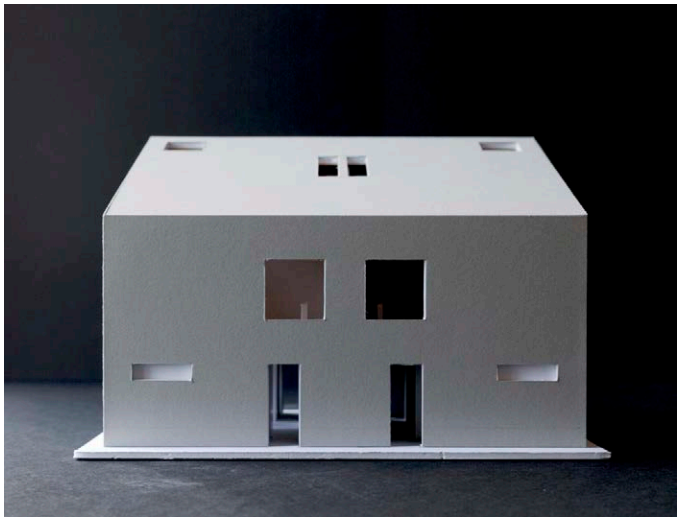
At the heart of our approach is an idea about generosity: townhouses that provide individual access to the street, garden and sky.

The development of affordable housing in Central Falls calls for a new approach. Our proposal is centered on a duplex townhouse model that provides residents with access to three essential ingredients of urban home ownership: equal access to the street, the sky, and to nature.

Each unit in our design has a street entrance and a second floor balcony facing the street; a private yard for gathering, relaxation, and recreation; and a generous open living space with ample natural light from skylights above and views to the city on three sides. The balance between private space and civic presence promotes simultaneous investment in and stewardship of both home and the neiborhood.







ELEVATIONS

The facades are designed to create civic presence along with the feel of playful dignity. The tallest side of the building faces the street and matches the scale of adjacent buildings, while to roof slopes down towards to back to match the intimate scale of the yard. A few large scale openings provide ample light and air to the interior while signifying a new friend in the neighborhood. While confidently modern, the design speaks to the scale, form, and color of other buildings in the neighborhood.

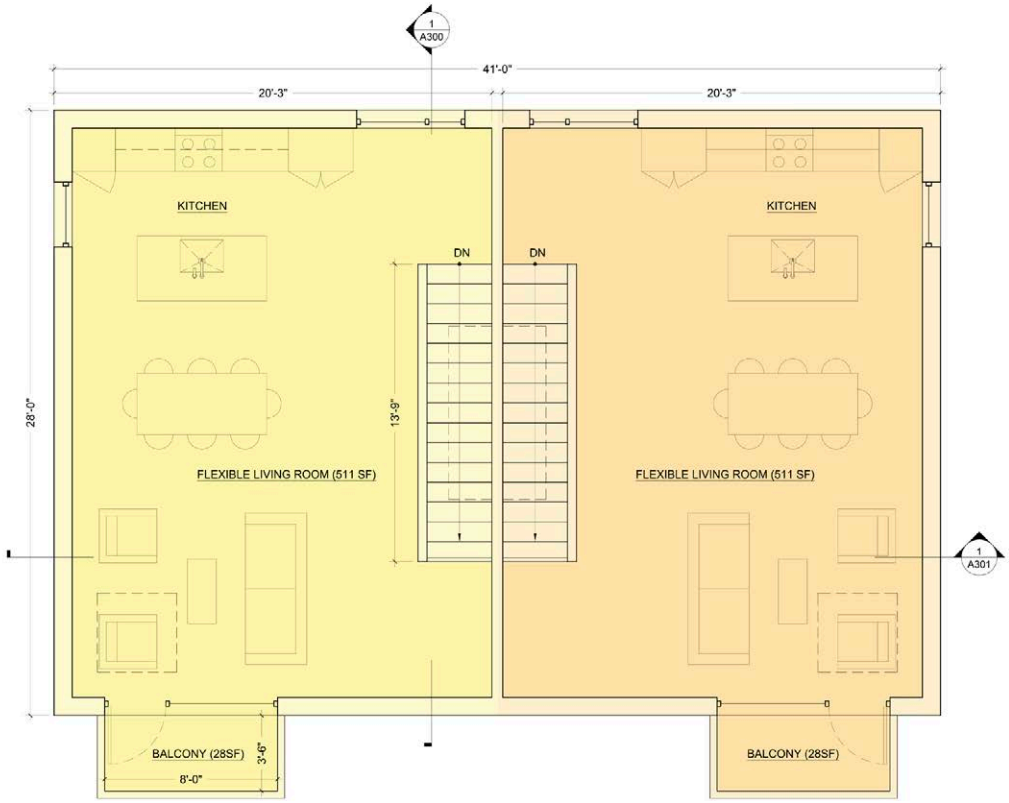
FLEXIBILITY

HOW CAN AFFORDABLE LIVING BE FLEXIBLE, DIGNIFIED, AND EVEN GENEROUS? AND HOW CAN IT ADDRESS THE CHANGING NEEDS AND DESIRES OF ITS INHABITANTS?

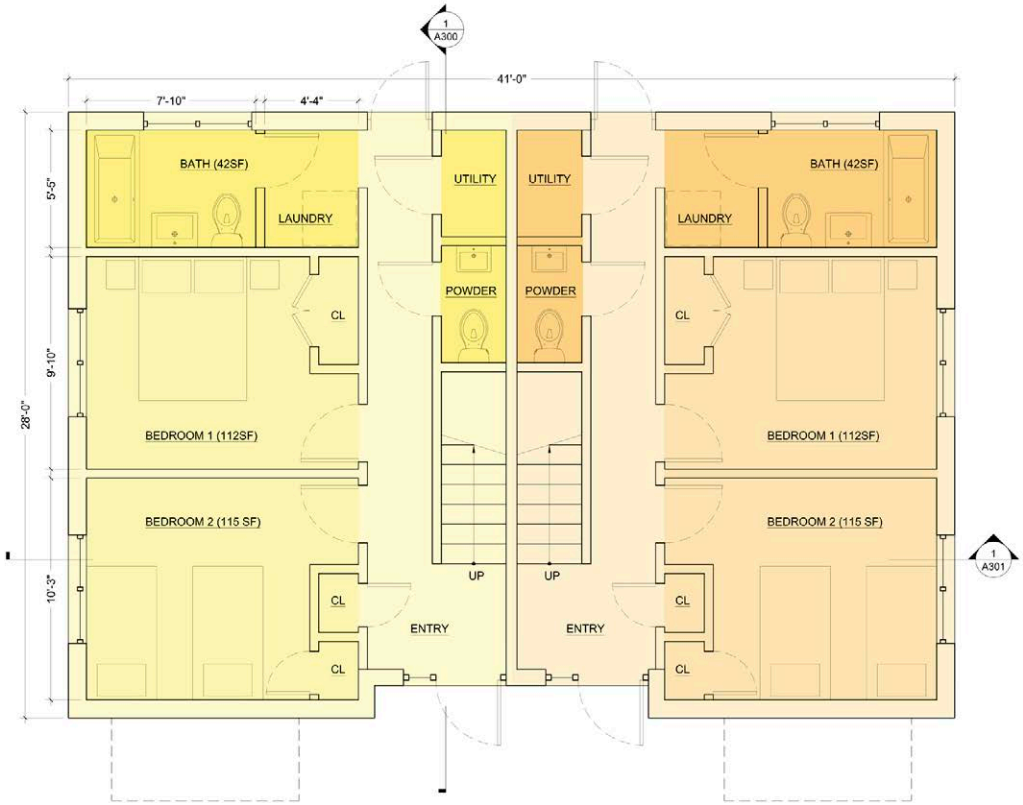
At the center of our proposal are units that are scaled to match the typical range of household sizes in Central Falls, and are organized to create spaces that are at once generous and efficient. The way we have done this is to conceive of each unit in two levels: a compact ground floor that organizes two bedrooms, baths and utilities into a rational and compact layout; and a gracious upper level with an open floor plan that creates an airy, flexible living space. Services stack neatly between the two floors for spatial efficiency and to reduce cost.

The complementary layouts of the ground and second floors maximize the open-ended living space at top, where residents would spend most of their time during the day, and where they would be free to rearrange and reimagine the space over time and as their needs change. To own a home means to invest in the long term, which is why we designed the units to be as durable and flexible as possible; by necessity they are able to address the evolving needs and varied family structures of potential residents.

ABOVE: INTERIOR VIEW TIME LAPSE.



SECOND FLOOR PLAN



GROUND FLOOR PLAN

UNIT 1: 1014 SF (TOTAL)

UNIT 2: 1014 SF (TOTAL)

UNIT LAYOUTS

Efficient layouts below allow open plans above.

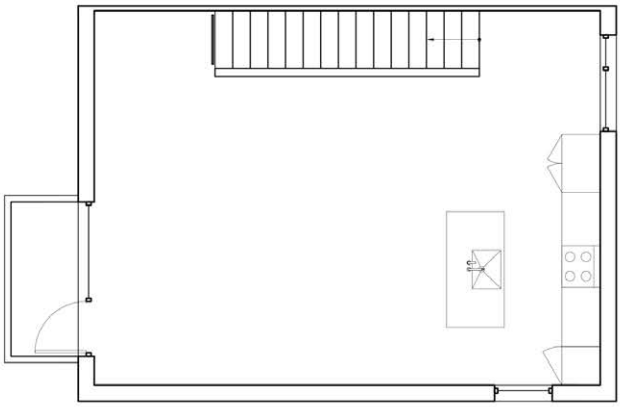
UPPER FLOOR: FLEXIBLE LIVING

The second floor of each unit houses an open kitchen, with the rest of the floor left open to make it as flexible as possible. Residents can use the space to cook, eat, work, and even entertain larger groups of family and friends.

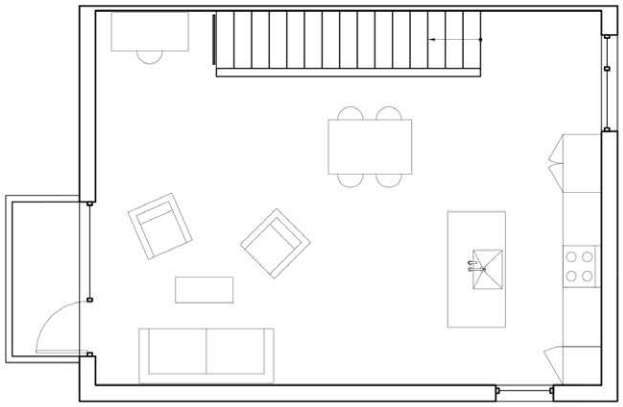
The second floor has a generous ceiling height, sloping from 10’ up to 17.5’, giving the space a dignified and open feel. Skylights and large windows flood the space with natural light, and a balcony opens up to the outside, further extending the available space at times and residents’ connection to the environment.

FLEXIBILITY AND GENEROSITY

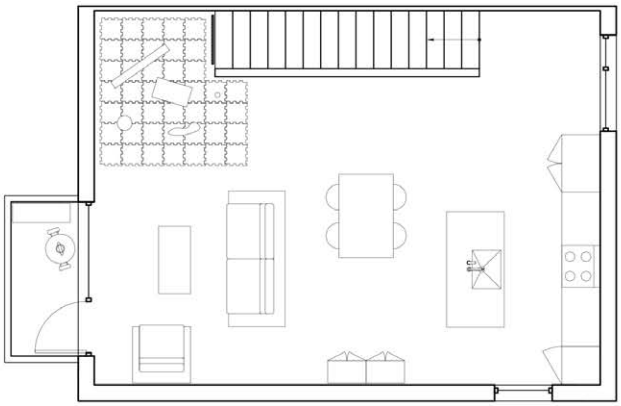
The large open space of the upper floor is a blank slate for the daily lives of its inhabitants to unfold.



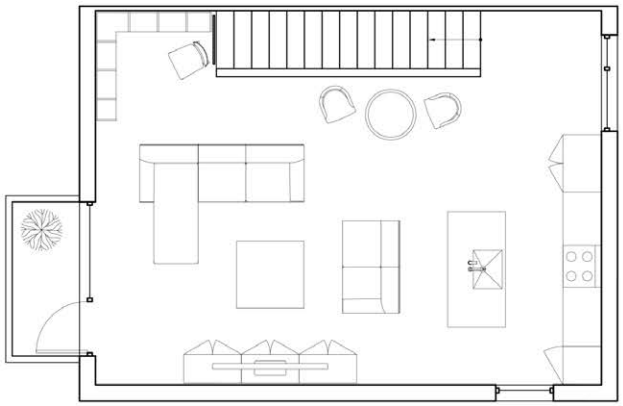
AS BUILT



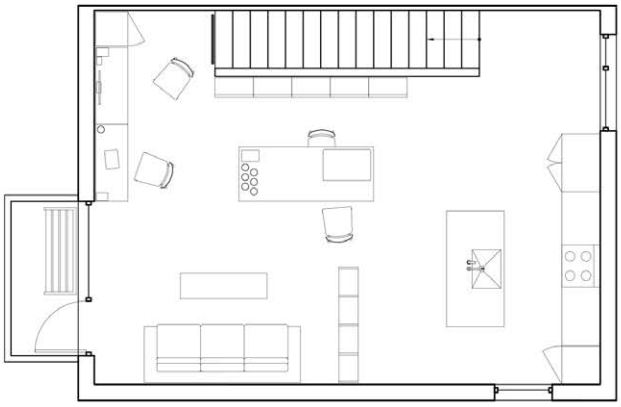
SIMPLE LIVING



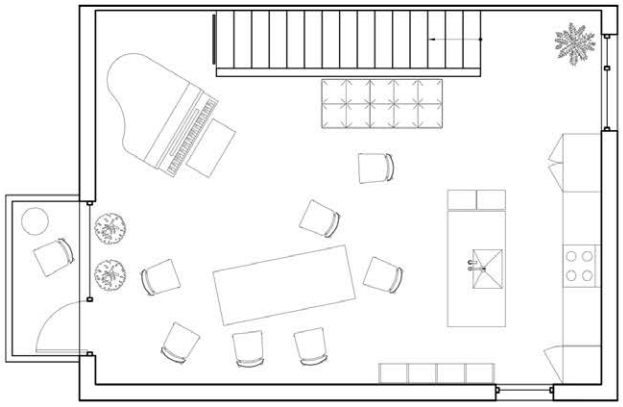
FAMILY WITH CHILDREN



ENTERTAINMENT CENTER



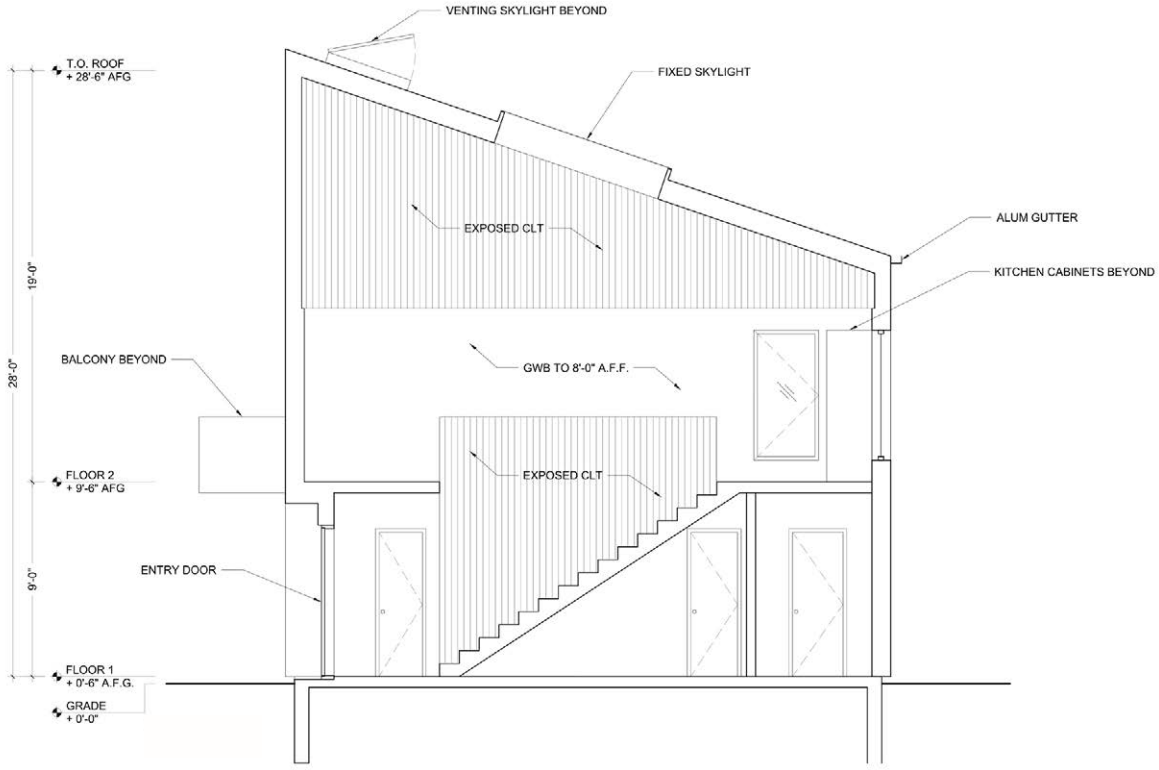
LIVE / WORK



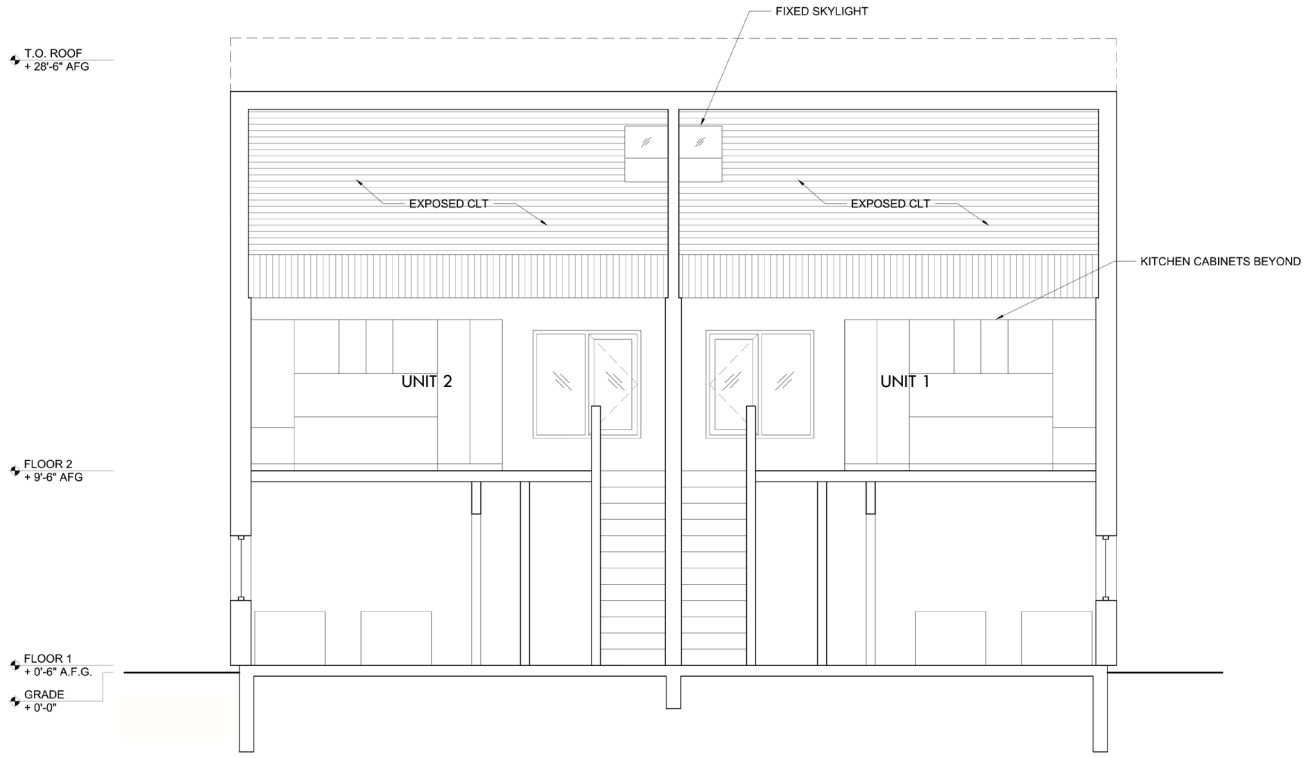
LARGE GATHERING

OPEN PLAN, MANY OPTIONS

No two families are the same. And people's needs change over time. The second floor has been designed to allow for many different types of activities: from basic living and eating, to entertaining, to play areas for children, to live/ work areas.



SHORT SECTION



LONG SECTION

SUSTAINABILITY

In order to be effective and long-lasting, we believe that affordable housing must be both sustainable *and* generous; economical *and* beautiful.

Given the reality of global warming, it is a necessity to build sustainably. Buildings contribute 39% of global greenhouse gas emissions each year in their construction and energy usage through heating, cooling, and lighting. It is imperative that we explore alternative methods for construction while simultaneously developing new models for living. In addition to playing an important role for the health of our planet, concepts of sustainability can also foster the durability of cities and communities locally, promoting longer-term residencies, the health of residents, and significant savings over the lifetime of its inhabitants.

Our design proposal synthesizes the above ambitions with the following strategies:

- A careful selection of robust, affordable, and low-embodied energy materials.
- A straightforward construction concept that minimizes excess materials, labor, and noise.
- A design that promotes energy efficiency.
- A compact building organization with a minimal envelope to volume ratio to minimize energy loss.
- A super-efficient building envelope.
- Daylighting and passive ventilation througout.
- A landscape approach that promotes the absorption of stormwater runoff, low water usage through the use of native species, and green space for each unit

In each of the above, sustainability is coupled with ideas about affordability and aesthetics in order to truly integrate these into a cohesive model for the future.

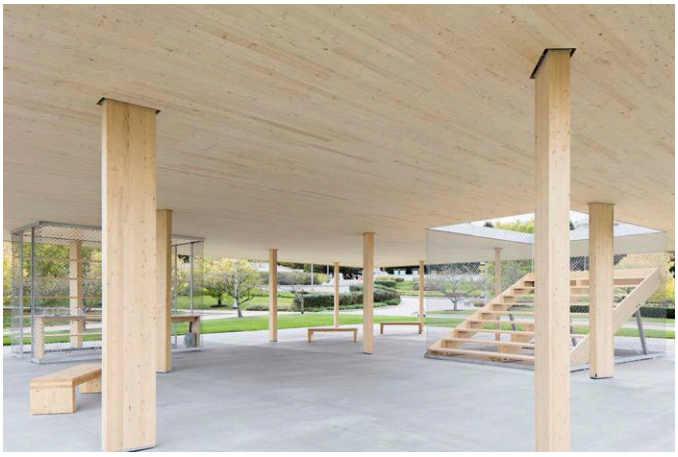
MATERIAL SELECTION

Materials for the project were selected on the basis of affordability, sustainability, and beauty.

EXTERIOR FINISH: FIBER-CEMENT BOARD

Fiber-cement board is cost-effective, durable, fireproof, sustainable and does not require any maintenance. Most brands are paintable for residents who prefer to personalize the look of their home.

The material is installed in a rainscreen configuration, with a ventilated air space behind it providing additional an additional thermal buffer and long-term protection from leaks.



PRIMARY STRUCTURE: CROSS-LAMINATED TIMBER (CLT)

CLT is an engineered structural wood product that is highly sustainable, strong, and workable. Already in widespread use across Europe, Australia, and Canada, CLT is making gains in construction markets in many parts of the US as a sustainable, affordable replacement for concrete and steel. The material is further explained in greater detail on the next page.

MASS TIMBER

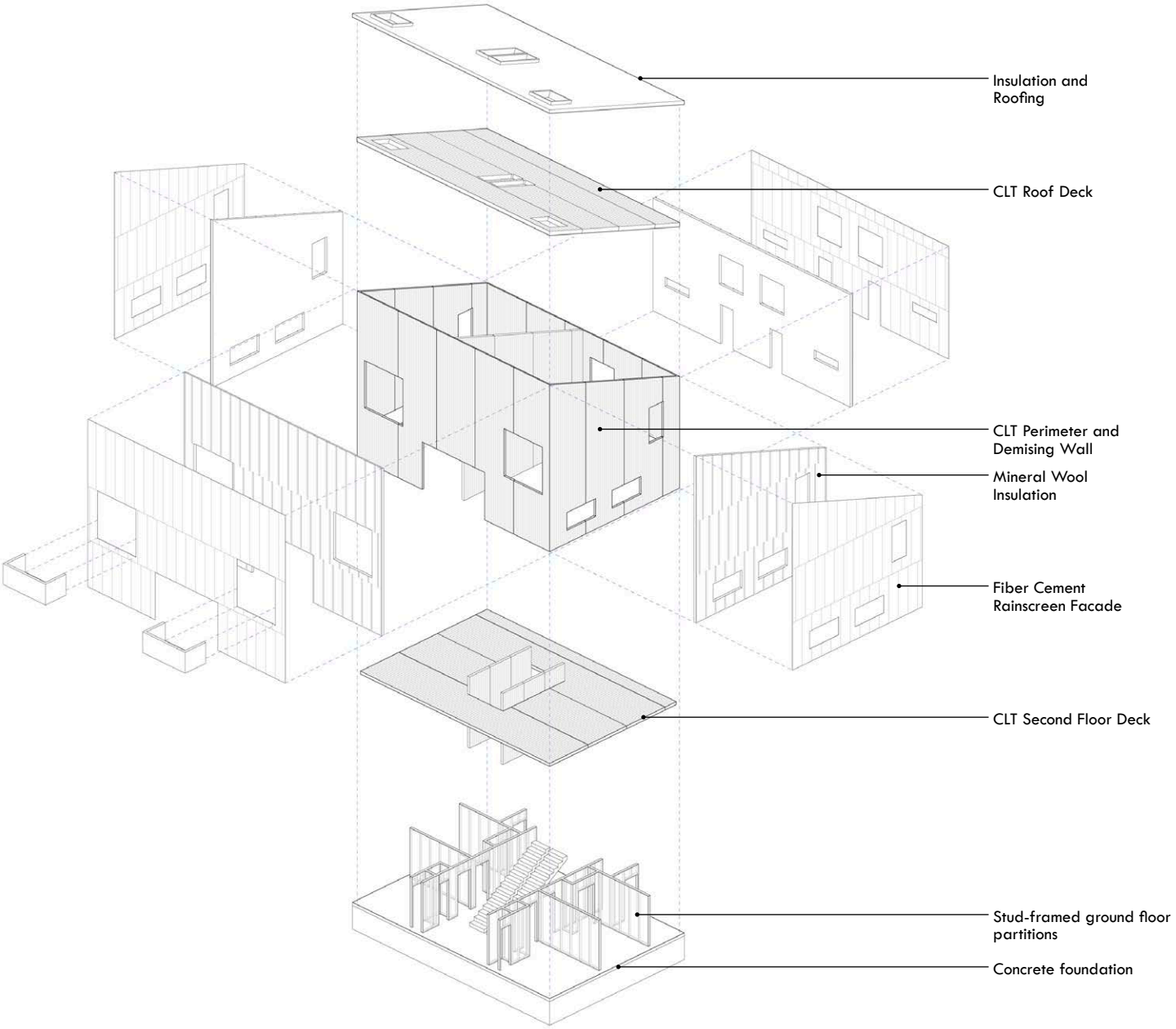
Cross-Laminated Timber (CLT) is an engineered wood product that can be thought of as very large scale plywood. CLT is stronger than most wood products used in construction, yet much lighter than concrete or steel; it is renewable and FSC certified, has a low embodied energy, and by locking in carbon, the final product is actually carbon negative.

In addition, CLT has a high insulation factor and can allow for an airtight wall buildup, setting the foundation for an extremely energy efficient building envelope.

The strength of the material allows for greater spans, allowing the structure-free second floor layout. When treated properly, CLT can serve as both structure and an interior finish. CLT is strong and light, easy to work with and quick to assemble. This translates to a faster construction schedule on site as CLT panels are cut and prefabricated off-site in advance, and therefore, a reduction in construction cost. CLT-based housing has recently been built for at approximately $150 per square foot.

By using CLT our proposed design would serve as a model for building affordable, sustainable housing in the future.

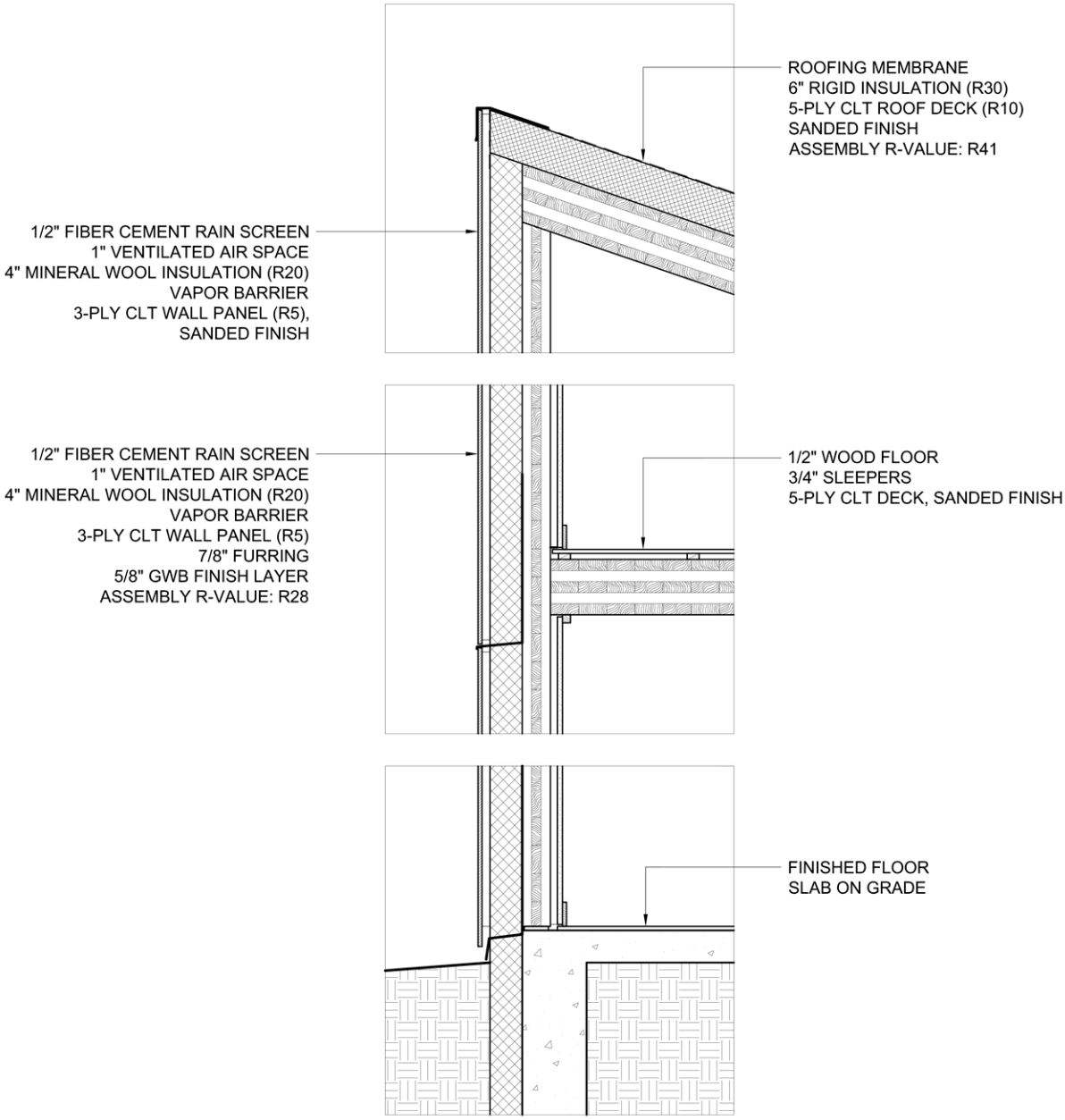
TOP: PHOTO OF CLT CONSTRUCTION. SOURCE: NORDIC.COM
LEFT, ABOVE: DETAIL OF CLT PLANKS
LEFT, BELOW: CLT INSTALLATION



EXPLODED / CONSTRUCTION AXONOMETRIC

KIT OF PARTS

The building is conceived as a kit of parts – much of it prefabricated – which goes together simply, rationally, and quickly on site, reducing both cost and disruption to the neighborhood. The CLT superstructure, in particular, is assembled in a matter of days, allowing for an expedited construction schedule.



REScheck Software Version 4.6.4

Compliance Certificate

Project 1707 - Central Falls Affordable Housing

Energy Code:	**2012 IECC**
Location:	**Central Falls, Rhode Island**
Construction Type:	**Single-family**
Project Type:	**New Construction**
Conditioned Floor Area:	**2,044 ft2**
Glazing Area	**14%**
Climate Zone:	**5 (5884 HDD)**
Permit Date:	
Permit Number:	

Construction Site: Owner/Agent: Designer/Contractor:
Ultramoderne
755 Westminster St #301
Providence, RI 02903
9176780254
aaron@ultramoderne.net

Compliance: Passes using UA trade-off

Compliance: **31.4% Better Than Code** Maximum UA: **567** Your UA: **389**

The % Better or Worse Than Code index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling 1: Other Ceiling	1,022			0.028	27
Skylight 1: Metal Frame with Thermal Break:Double Pane with Low-E	15			0.380	6
Skylight 1 copy 1: Metal Frame with Thermal Break:Double Pane with Low-E	15			0.380	6
Skylight 1 copy 2: Metal Frame with Thermal Break:Double Pane with Low-E	15			0.380	6

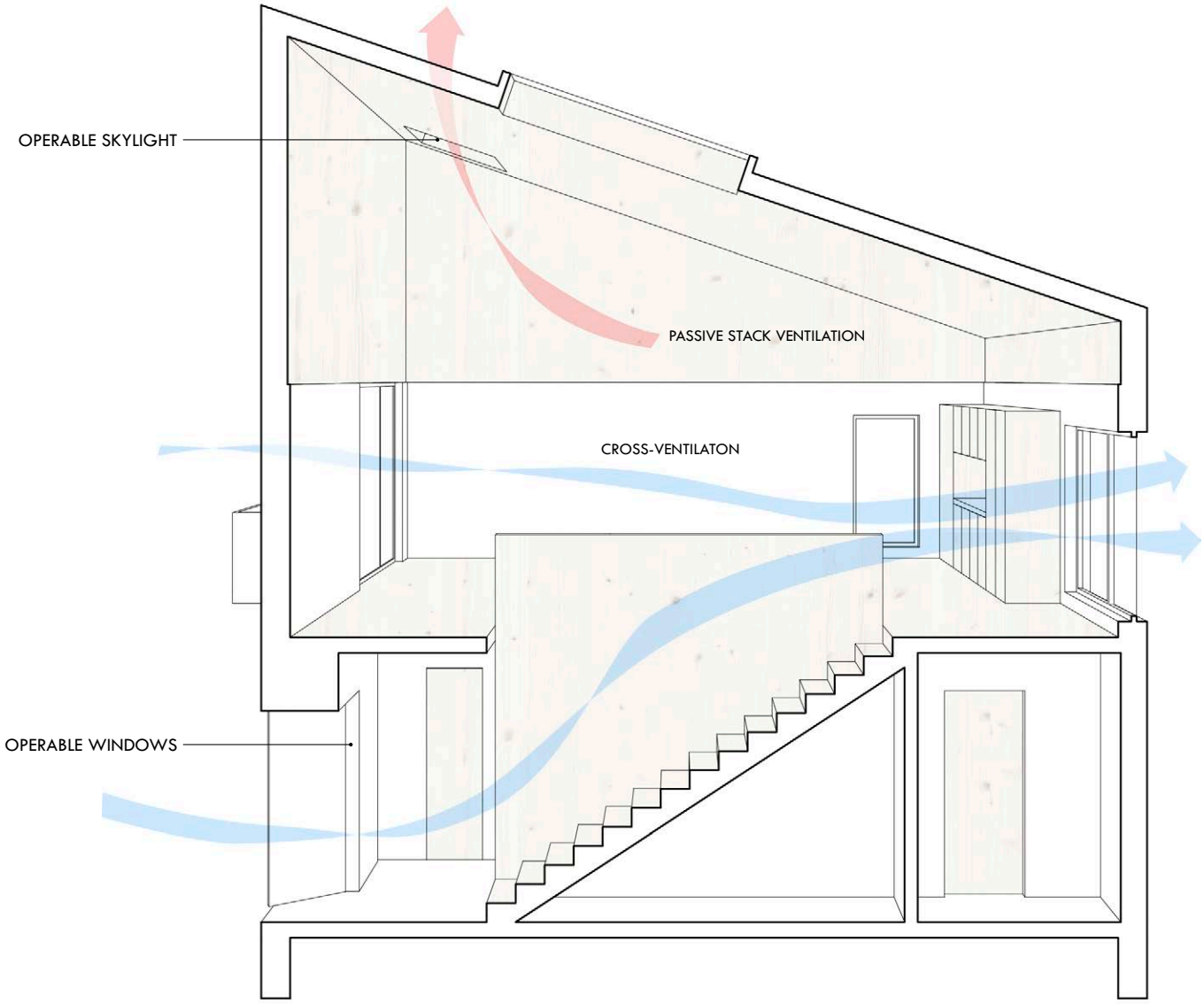
ULTRA-EFFICIENT BUILDING ENVELOPE

The use of CLT combined with a robust and efficient thermal envelope mean that the homes perform significantly better than typical townhouse construction. With minimum insulation, the wall and roof assemblies perform 32% better than code requirements. A few additional inches on each would bring the homes to Passive House standards. And with the thermal mass of the CLT insulated from the exterior, the interior temperature is additionally stabilized. All of these factors taken together mean that residents spend significantly less on heating and cooling than they would in a more traditional house.

ABOVE: EXTERIOR WALL SECTION
LEFT: USDOE REScheck ENERGY MODEL COMPLIANCE CERTIFICATE

DAYLIGHTING

Strategically-placed, large scale windows and skylights create comfortable lighting levels in all living spaces throughout the year, minimizing the need for electric lighting during the daytime. In addition, a skylight placed directly above the stair core allows daylight to flood down into the core of the ground floor.



NATURAL VENTILATION

All windows in the building are operable, with exposure on three sides allowing cross ventilation throughout the home. An operable skylight at the high point of the ceiling allows the venting of hot air on especially warm summer days. Passive ventilation makes a more pleasant interior environment and lowers energy use in the summertime.

PART 1A: PARK STREET

PARK STREET

STREET VIEW

Our townhouse design is reconfigured for the Park Street site to reinforce a sense of community while maintaining openness, flexibility, sustainability, and livability.

The location and topography of the Park Street site demand a reconfiguration of the standard townhouse unit. Given the site's location on a quiet cul-de-sac along with its steeper terrain, the units are separated and rotated from the standard, side-by-side configuration. The rotation allows the two units to frame a shared entry court, while better matching the reduced scale of the adjacent building stock and conforming to the sloping site.

The entry court creates an opportunity for owners of the adjacent units to socialize both with each other and with their neighbors. The courtyard creates an inviting common space that is retained by the foundation wall of the adjacent buildings. Tall grasses and trees frame the courtyard, while the slope of the rooftops responds to the neighboring buildings. In addition, the roof peak facing the street exactly matches the eave height of adjacent houses, allowing the building to blend in with the neighborhood.

The houses take advantage of the sloping terrain, with the first floors resting below street level and facing the adjacent wooded lot. The roof lines slope downhill, mimicking the topography beneath.

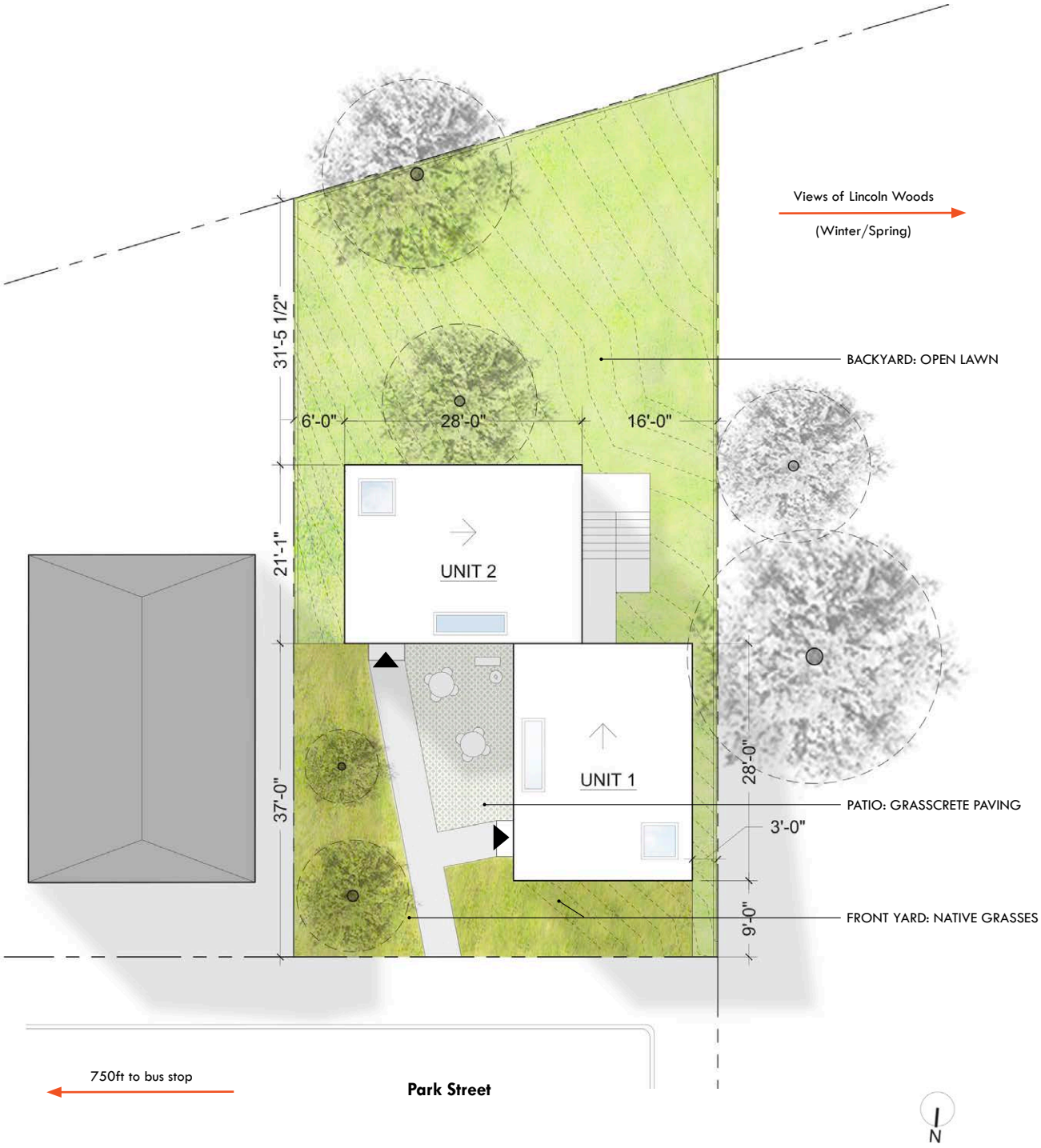
SITE ORGANIZATION

The building fits in well with the surrounding neighborhood, building density and carefully matching the street setback of its neighbor. The two units share a patio at street level, and the second unit steps down to follow the slope of the site.

The two units are nearly identical, but the rotation of Unit 2 opens up a shared space between them. The rotation likewise creates a playful dialogue, with the single slope roof visible both in profile and elevation simultaneously.

VIEW FROM PARK STREET

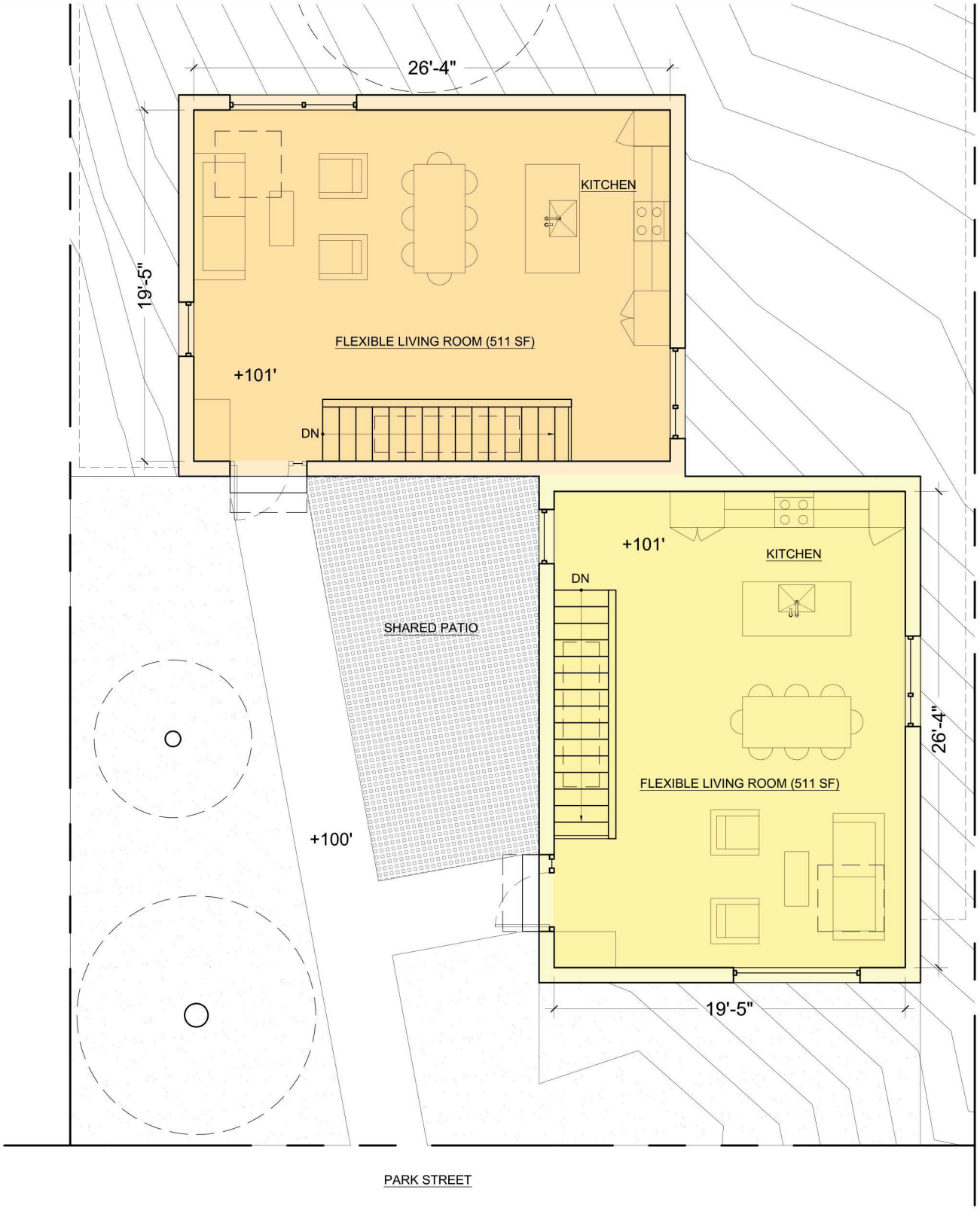
MASSING STUDY: VIEW FROM STREET AND FROM BACK OF LOT



The design provides two joined townhouse units located on the front half of the site, so that each has access to the street through a shared patio. This shared patio, perfect for barbecues and gatherings, is paved with grass-crete in order to keep the site as permeable as possible.

By concentrating the site work and construction on the higher part of the site, we are minimizing sitework to reduce cost, but also allowing the backyard to be more informal with an open lawn and larger trees that invites exploration and that feels distinct from the more formal front yard that faces the street. A shared set of steps at the back of the units leads residents from inside out to their backyard, where they can enjoy views of nearby Lincoln Woods.

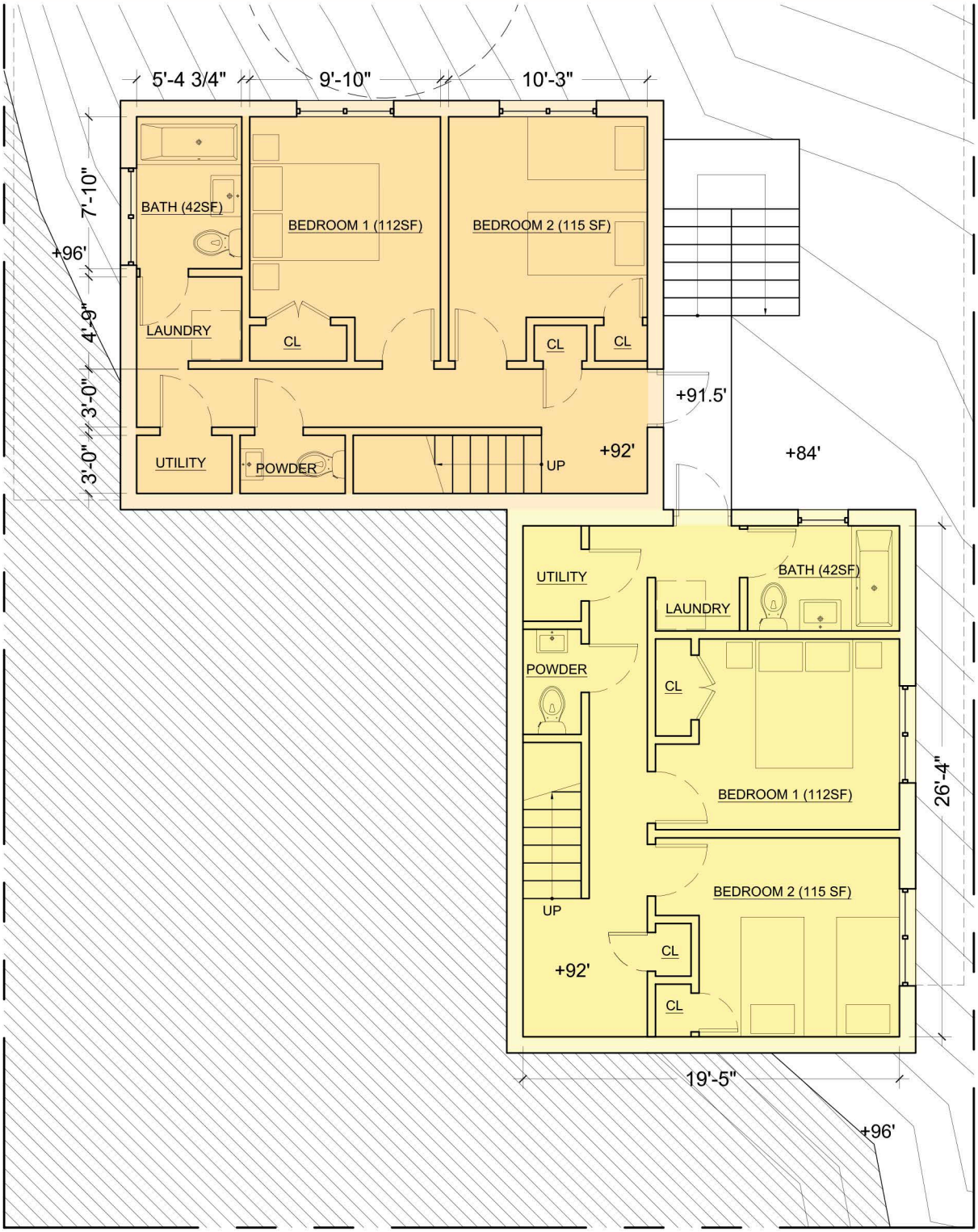
In addition, the layout propoposes street parking for its residents in order to free up the site and take advantage of its proximity to public transportation.



SECOND FLOOR PLAN UNIT 1: 1014 SF (TOTAL) UNIT 2: 1014 SF (TOTAL)

UNIT LAYOUTS

Flexible open plans above at street level...



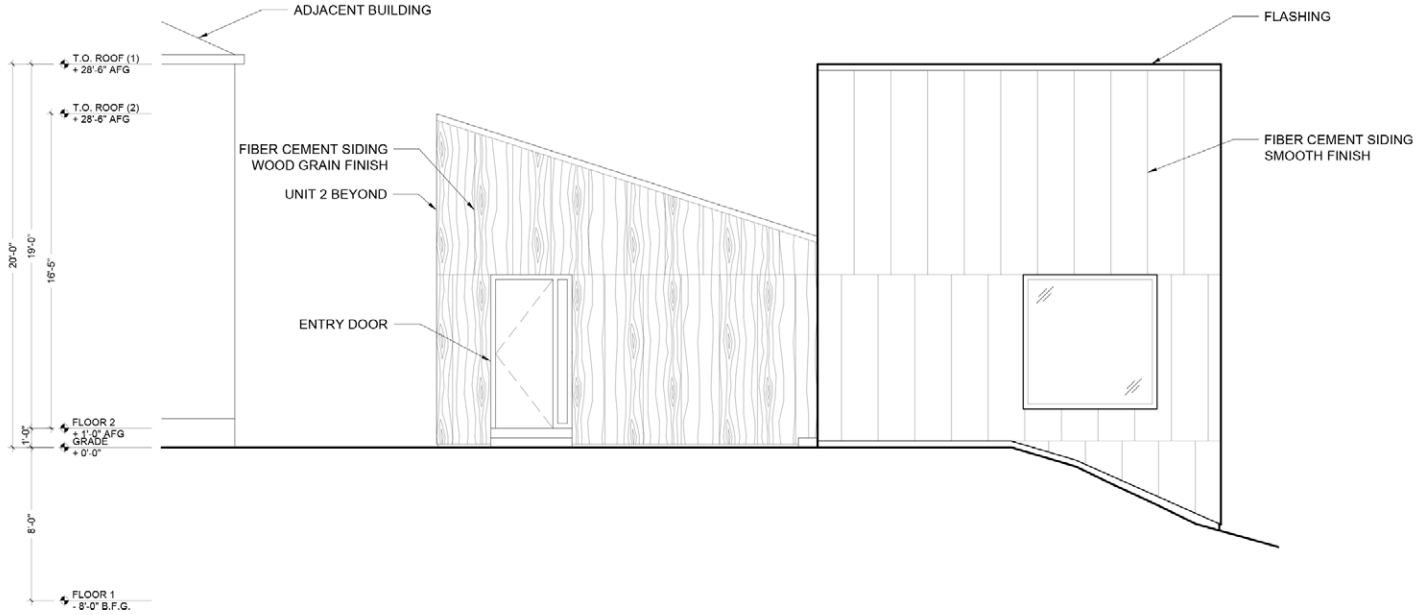
FIRST FLOOR PLAN

UNIT 1: 1014 SF (TOTAL)

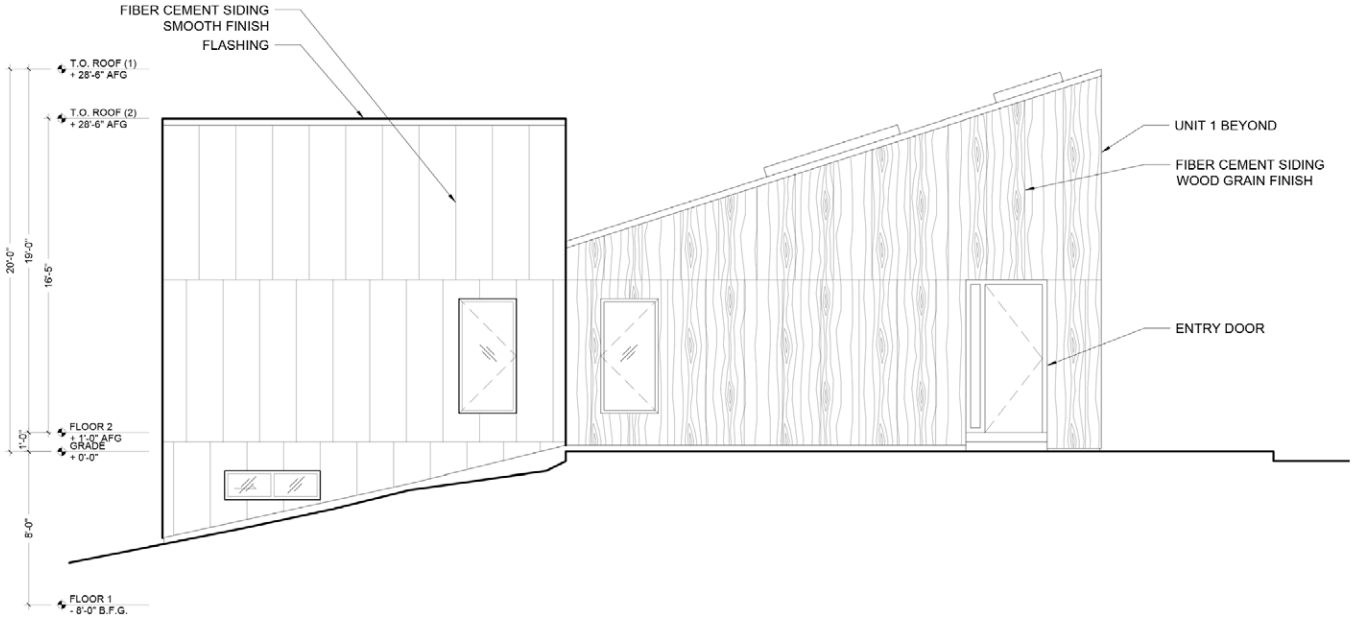
UNIT 2: 1014 SF (TOTAL)

UNIT LAYOUTS

...are supported by compact layouts below that house two bedrooms, 1.5 baths, and laundry and utilities areas.



NORTH (STREET) ELEVATION



EAST ELEVATION

PRINCIPAL ELEVATIONS

Simple forms shape a shared courtyard with a sloping roofline that relates to context. The height of the roof matches the eave height of the adjacent homes.

PART 2: TEAM PROFILE

TEAM

ULTRAMODERNE
www.ultramoderne.net

Ultramoderne is an award-winning, full service architecture and design firm located in Providence, RI. Led by principals Aaron Forrest and Yasmin Vobis, the office is committed to creating buildings and public spaces that are at once modern, playful, and generous. It is our belief that design is not a luxury - it is fundamental to the construction of all aspects of the built environment. In all our work, we continually challenge architecture to do more - irrespective of circumstance - in the knowledge that thoughtful and creative design can serve as the basis for a better world. The team has extensive experience in single-family and multi-family construction, including both market-rate and affordable housing. They are respected internationally as innovative builders working with new construction materials and techniques, particularly cross-laminated timber.

AARON FORREST, AIA, NCARB
Principal, ULTRAMODERNE
aaron@ultramoderne.net

Aaron Forrest is a licensed architect who teaches at the Rhode Island School of Design. He received both his Bachelor's Degree and Masters in Architecture from Princeton University. Prior to RISD, Aaron taught studios at the University of Pennsylvania and Princeton University. He has extensive professional experience, having practiced in New York with Bernheimer Architecture and Guy Nordenson and Associates Structural Engineers, and in Madrid with Ábalos & Herreros Arquitectos. He was also a designer-in-residence at MoMA/PS1 for the Rising Currents exhibition.

YASMIN VOBIS, RA, NCARB, FAAR'17
Principal, ULTRAMODERNE
yasmin@ultramoderne.net

Yasmin Vobis received her Bachelor's Degree from the University of California, Berkeley and her Master's Degree from Princeton University, where she was awarded the Butler Traveling Fellowship and the Suzanne Kolarik Underwood Thesis Prize. She has practiced in San Francisco and New York in the offices of Ogrydziak / Prillinger Architects, Guy Nordenson and Associates, and Steven Holl Architects, and she was a resident at MoMA PS1 for the Rising Currents charrette and exhibition. She has taught at Princeton University and the Rhode Island School of Design and currently teaches at the Cooper Union. She is a recipient of the Founders / Arnold W. Brunner / Katherine Edwards Gordon Rome Prize in Architecture 2016-17.

PO-MING CHOU
Project Manager, ULTRAMODERNE
po@ultramoderne.net

Po-Ming Chou received his Bachelor's Degree in Industrial Design from the University of Illinois at Urbana Champaign and his Master's Degree in Architecture from Rhode Island School of Design, where he was honored the AIA Henry Adams Award. He has practiced in Taipei, Taiwan and Providence, RI in the offices of DEM Inc., TGroups Architects + Planners, and Ultramoderne. He is also a passionate chef, with certification from the renowned Le Cordon Bleu.

GUY NORDENSON AND ASSOCIATES
www.nordenson.com

BRETT SCHNEIDER
Senior Associate, Guy Nordenson and Associates

Brett Schneider is educated as both an Architect and an Engineer. After earning his Bachelor degree from Williams College, Schneider pursued joint Masters degrees in architecture and structural engineering at Princeton University graduating with a Masters in Engineering in 2000. Schneider is currently an Assistant Professor at the Rhode Island School of Design (Division of Architecture and Design) and has been visiting faculty at Parsons The New School for Design (School of Constructed Environments), the College of Architecture, Art and Planning at Cornell University, and the Graduate School of Architecture Planning and Preservation at Columbia University. Brett has significant experience working with Cross-Laminated Timber and other mass timber technologies.

Recently completed projects include Kimbell Art Museum Expansion in Fort Worth TX and Nanjing Sifang Art Museum in Nanjing CHINA. Current projects include the Museum of Fine Arts Houston Expansion and Menil Drawing Institute in Houston TX.


36 SML Beach House


Artreehoose


Rachofsky House Museum

RESIDENTIAL EXPERIENCE

Founded in 1997 on the principle of close collaboration as an essential basis of design, Guy Nordenson and Associates (GNA) is a New York–based structural engineering practice that has established itself as an effective partner in the design and construction of complex and challenging projects. These include recently completed projects such as the National Museum of African American History and Culture in Washington DC with Freelon Adjaye Bond/SmithGroup, the Corning Museum of Glass Contemporary Art + Design Wing in Corning NY with Thomas Phifer and Partners, the Kimbell Art Museum Expansion in Fort Worth TX with Renzo Piano Building Workshop, the New Museum of Contemporary Art in New York with SANAA and the Nelson-Atkins Museum of Art Expansion in Kansas City MO with Steven Holl Architects. Additional projects in design or construction include the International African American Museum in Charleston SC with Pei Cobb Freed & Partners, the Menil Drawing Institute and Study Center in Houston TX with Johnston Marklee and the Museum of Fine Arts Houston and Glassell School of Art with Steven Holl Architects.


Linked Hybrid Residential Towers

GNA has extensive experience in the design of complex residential projects of all sizes. Current projects include a townhouse in New York City with TEN Arquitectos and a private residence on Martha's Vineyard MA with Selldorf Architects, as well as a 450-bed residence hall on the MIT campus in Cambridge MA with Michael Maltzan Architecture. Recently completed projects include a residential complex with multiple buildings in Austin TX with Michael Maltzan Architecture and the 36 SML Beach House in Amagansett NY with LEVENBETTS.


Anchor Point Residence

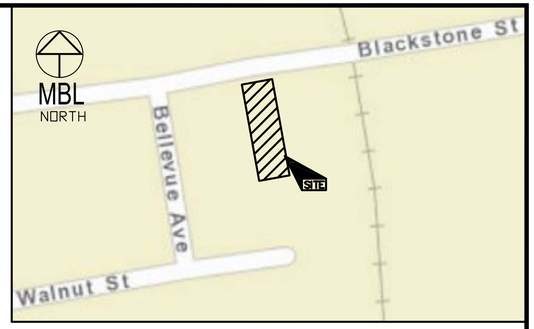
Selected Residential Projects

MIT Vassar Street Residence Hall, Cambridge MA (Michael Maltzan Architecture) Ongoing
Ephraim Allen Road Residence, Chilmark MA (Selldorf Architects) Ongoing
Private Residence, Dallas TX (Thomas Phifer and Partners) Ongoing
West 20th Street Townhouse, New York NY (TEN Arquitectos) Ongoing
34 Brickyard Road Residence, Chilmark MA (Selldorf Architects) Ongoing
Paris Residential Facility, US Embassy, Paris FRANCE (Michael Maltzan Architecture) Ongoing
Bella Oaks Residence, Napa CA (Michael Maltzan Architecture) 2014
Bull Creek Residence, Austin TX (Michael Maltzan Architecture) 2014
36 SML Beach House, Amagansett NY (LEVENBETTS) 2013
Linked Hybrid Residential Towers (Steven Holl Architects) 2010
Artreehoose, New Fairfield CT (Della Valle Bernheimer) 2008
MIT Simmons Hall Residence, Cambridge MA (Steven Holl Architects) 2002
Oceanic Retreat, Kauai HI (Steven Holl Architects) 2002 Project
Anchor Point Residence, Homer AK (Building Studio/Coleman Coker Architect) 2002 Project
Spencertown House, Spencertown NY (Thomas Phifer and Partners) 1998
Rachofsky House Museum, Dallas TX (Richard Meier & Partners) 1996

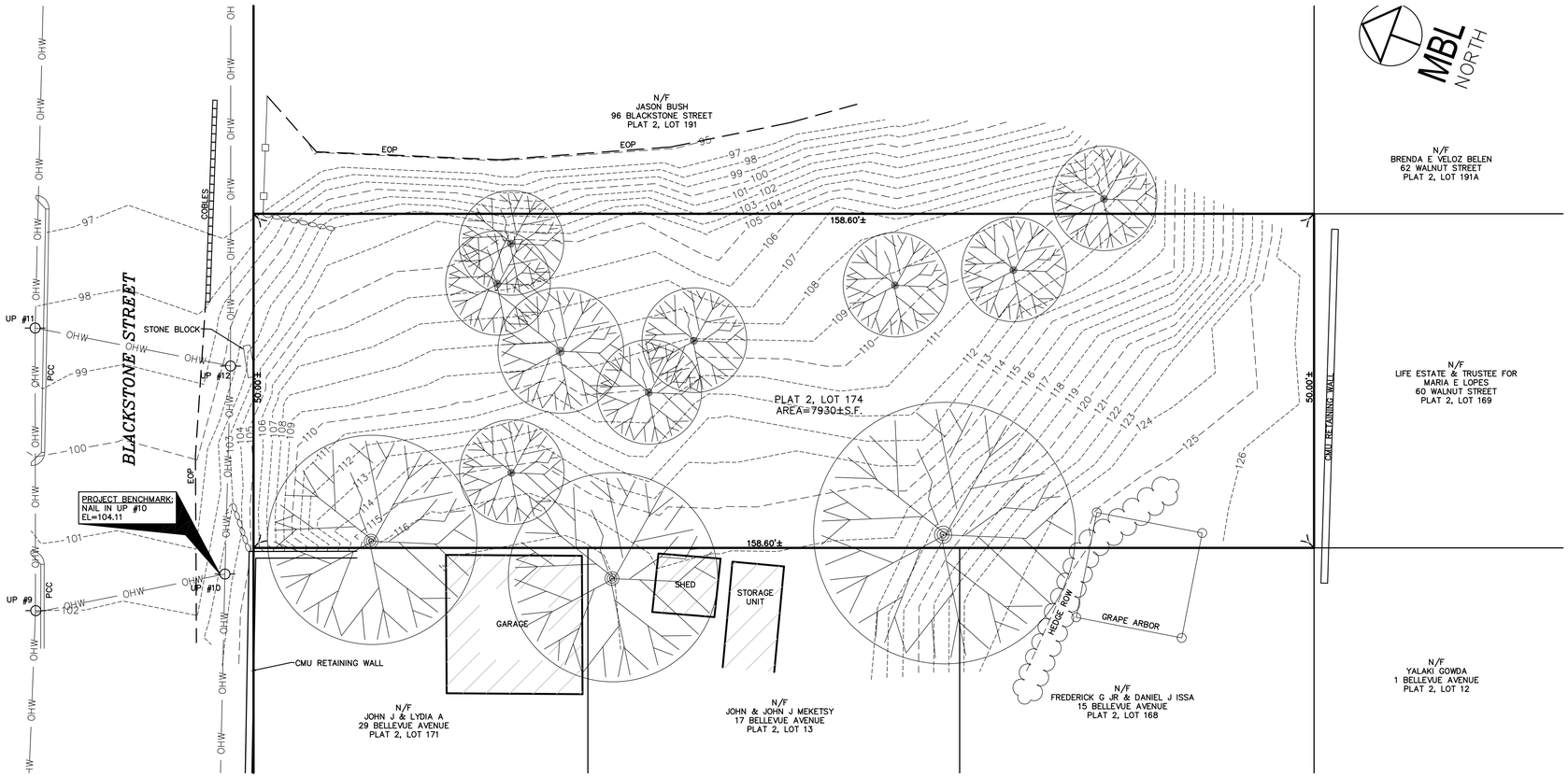

MIT Simmons Hall Residence


Bella Oaks Residence

Appendix B3



LOCUS
SCALE: N.T.S.



GENERAL NOTES :

THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE ASSESSORS INFORMATION. THIS PLAN DOES NOT CONSTITUTE AN OFFICIAL PROPERTY LINE SURVEY.

OWNER : CITY OF CENTRAL FALLS REDEVELOPMENT AGENCY
508 BROAD STREET
CENTRAL FALLS, RI 02896

ASSESSORS REFERENCE : PLAT 2 LOT 174

LOCUS DEED REFERENCE
(PROVIDENCE COUNTY) : BOOK 318 PAGE 213

COMMUNITY PANEL NUMBER 44007C0194J. THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE OF 0.2% CHANCE OF FLOODING, DATED OCTOBER 2, 2015.

LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.

THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND PLANS AND AN ACTUAL ON THE GROUND FIELD SURVEY BY THIS FIRM ON JUNE 20, 2017.

ALL EXISTING TREES SHOWN HERE ON THIS PLAN ARE 12" CALIPER OR LARGER.

LEGEND

EXISTING

- OHW — OVERHEAD WIRE
- STONE RETAINING WALL
- COBBLES — COBBLE STONE CURB
- EOP — EDGE OF PAVEMENT
- PCC — PRECAST CONCRETE CURB
- WOOD STOCKADE FENCE
- 102 — CONTOUR
- BOUNDARY LINE
- UP # — UTILITY POLE & IDENTIFIER
- DECIDUOUS TREE

811 DigSafe MA.ME.NH.RI.VT

No.	DATE	DESCRIPTION	BY

REVISIONS

PROJ. MANAGER:	MBL
CHIEF DESIGNER:	MBL
REVIEWED BY:	DATE

SEAL

MICHAEL P. SOUSA
No. 5085
REGISTERED PROFESSIONAL ENGINEER

SEAL

PREPARED FOR
CENTRAL FALLS
REDEVELOPMENT AGENCY
580 BROAD STREET
CENTRAL FALLS RHODE ISLAND

SCALE:
HORZ.: 1"=10'
VERT.:
DATUM:
HORZ.:
VERT.:
10 5 0 10
GRAPHIC SCALE

MBL
LAND DEVELOPMENT & PERMITTING, CORP.
LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS
770 BROADWAY, SUITE No. 6
RAYNHAM, MA 02767
P.508.297.2746 F.508.297.2756
EMAIL:info@MBLLandDevelopment.com
WEB: www.MBLLandDevelopment.com

PLAN OF LAND
EXISTING CONDITIONS PLAN
108 BLACKSTONE STREET
ASSESSORS PLAT 2 & LOT 174
CENTRAL FALLS RHODE ISLAND

PROJ. No.: 2017-048
DATE: JUNE 26, 2017

C-1.0

UCS: MS VIEW: LMAN: CTB:
X:\2017\048\SURVEY\PLOT\2017-048 108 Blackstone St-EX.dwg 7/12/2017 10:16:15 AM EDT