



EXISTING BLOCK STRUCTURE



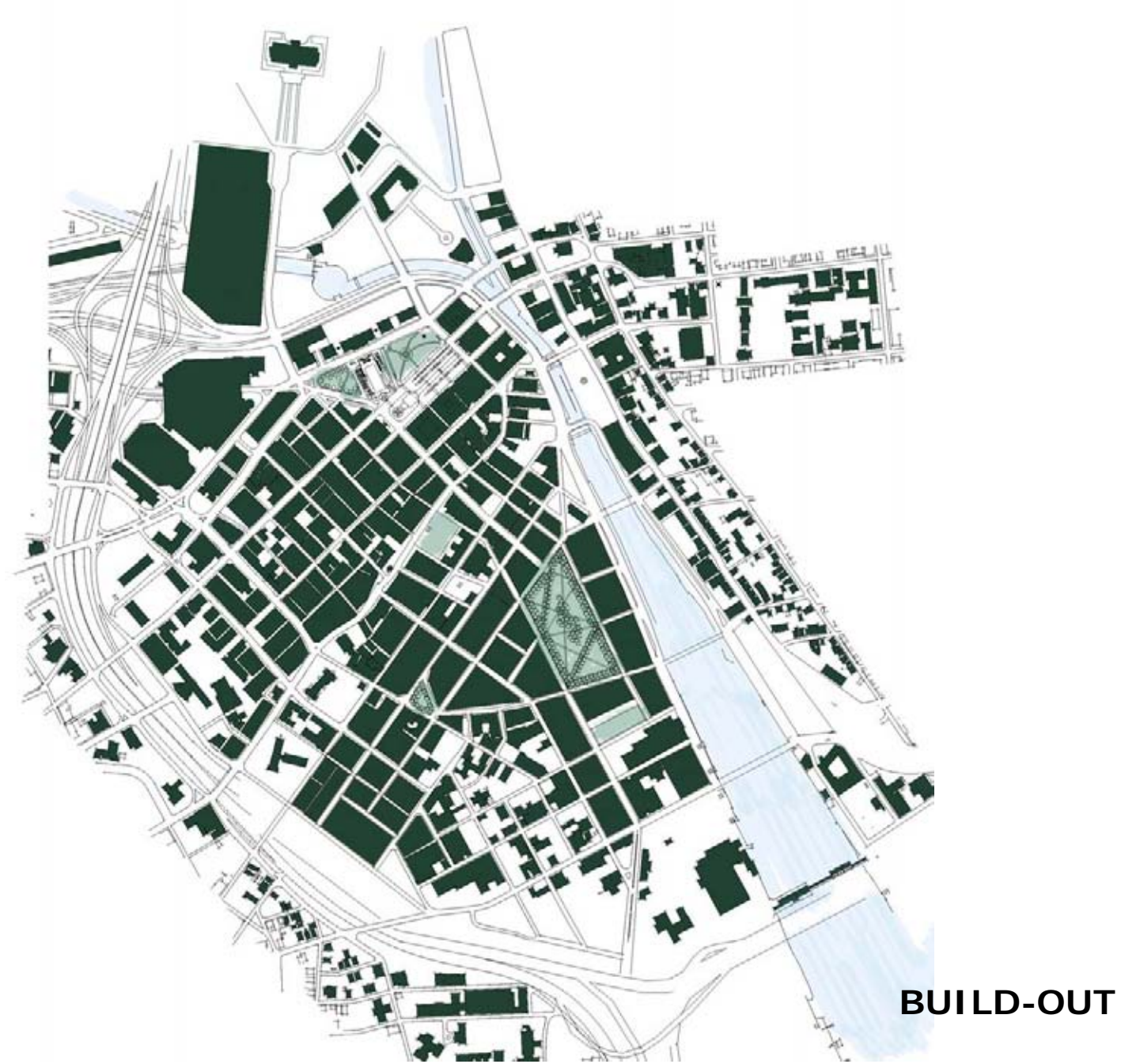
OPPORTUNITIES

DOWNTOWN PROVIDENCE

**JEFFREY N. FUGATE
URBAN DESIGN STUDIO : MIT**



BUILD-OUT



DOWNTOWN PROVIDENCE

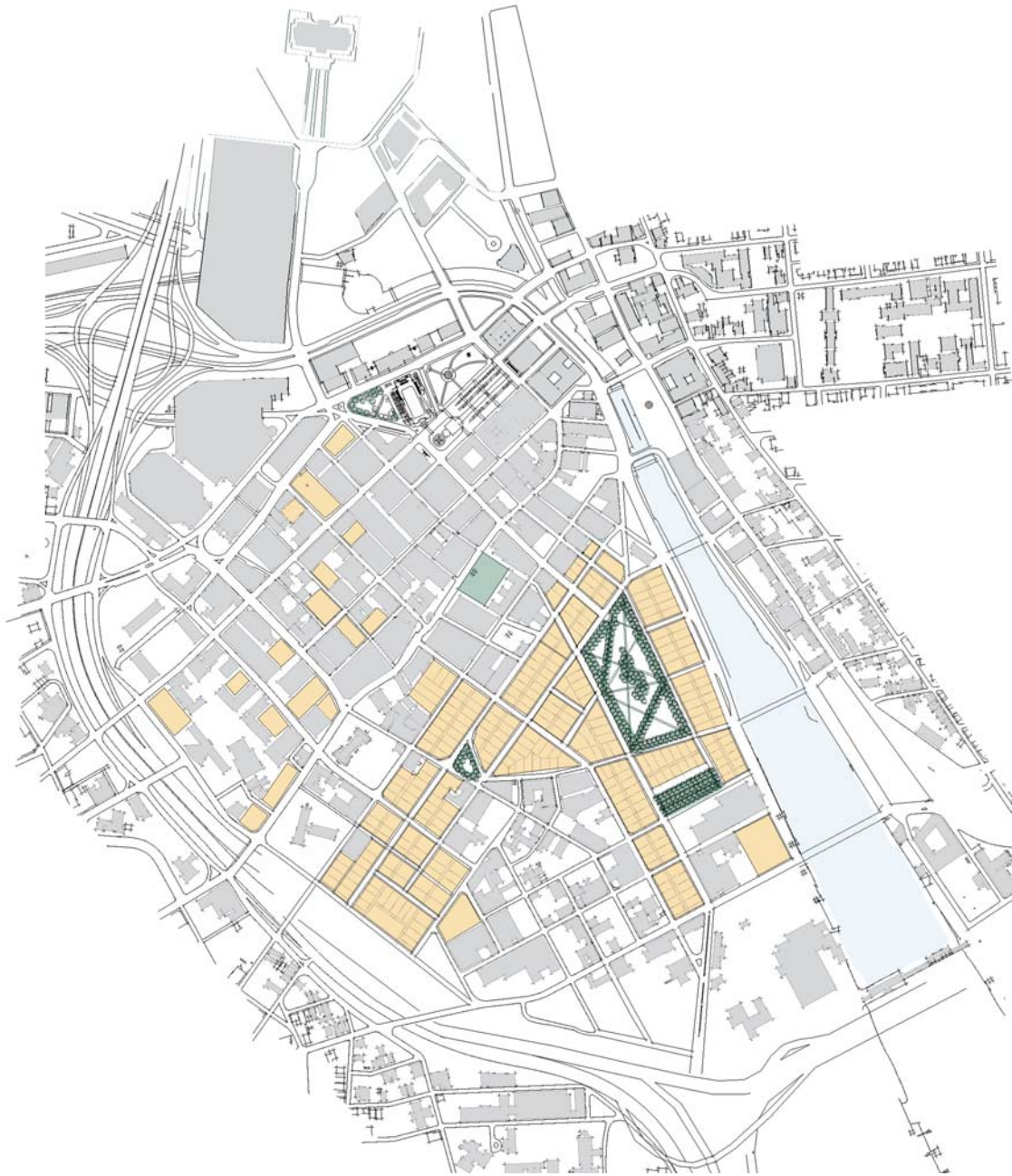
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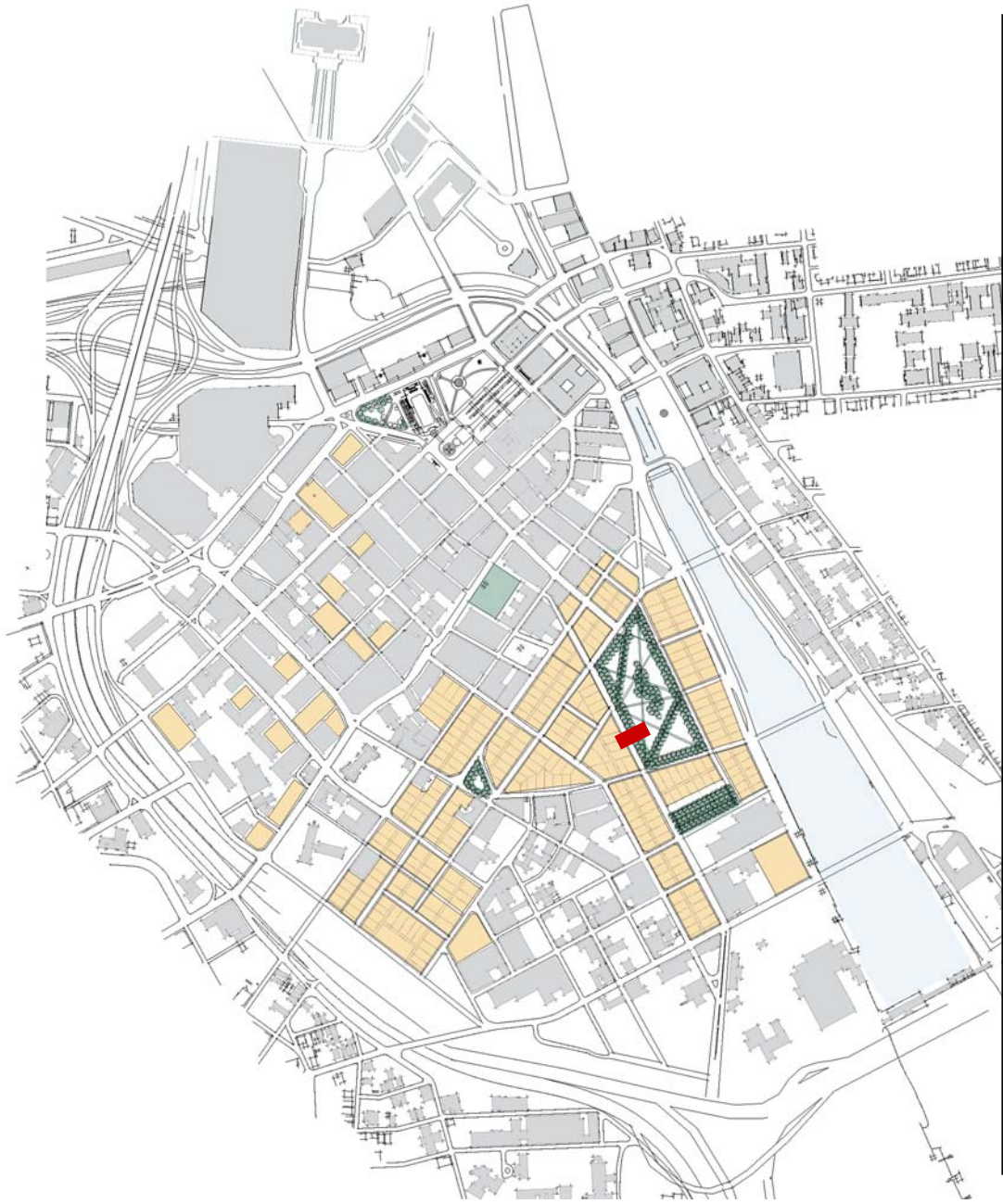
NEW CIVIC STRUCTURE

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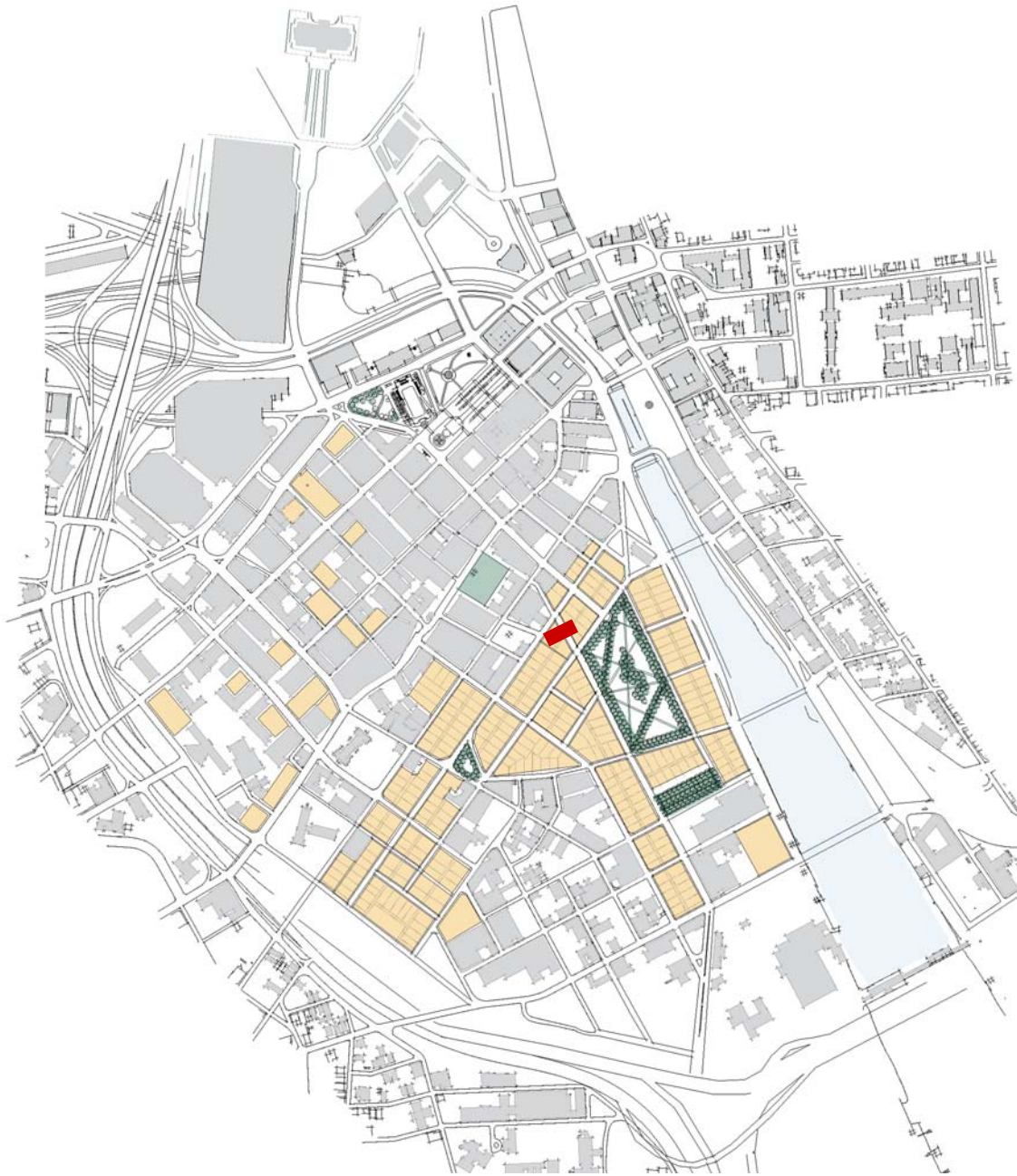


MASTER PLAN



PARK SIDE

Height:	135' (twelve story)
Frontage:	50', complete coverage
Buildline:	0'
Lot Coverage:	Back alley reserved
Articulation:	Vertical_@ parcel boundary Horizontal_@10' & 14'
Street:	34'
Pedestrian:	10', 20', 20'

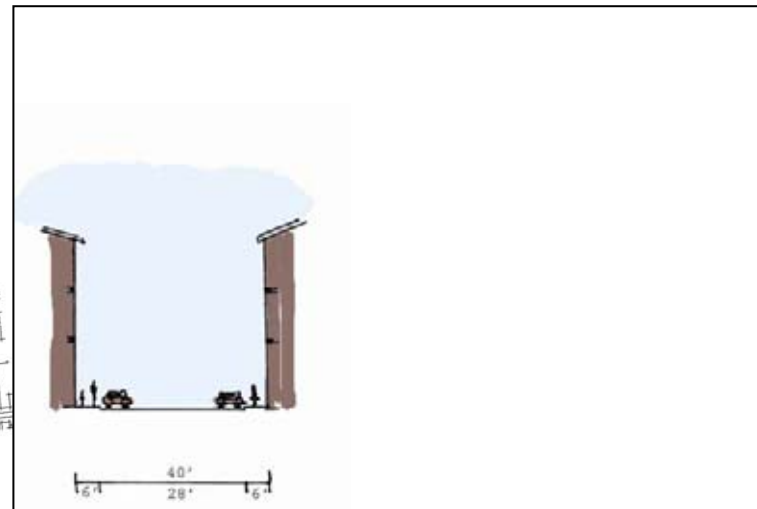
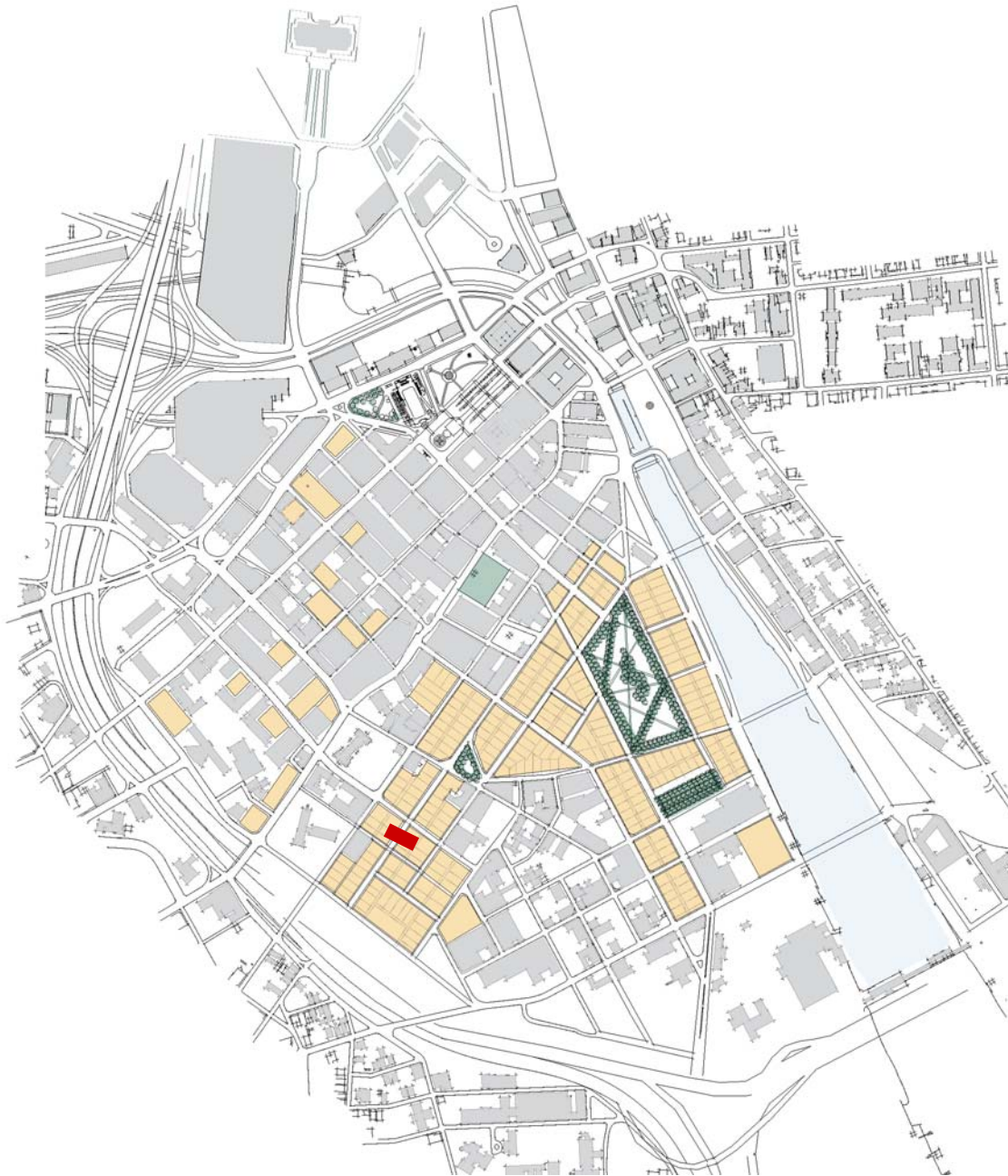


MIXED-USE

Height: 135' (twelve story)
 Frontage: 50', complete coverage
 Buildline: 0'
 Lot Coverage: Back alley reserved

Articulation: Vertical_@ parcel boundary
 Horizontal_@10' & 14'

Street: 34'
 Pedestrian: 10' (x2)

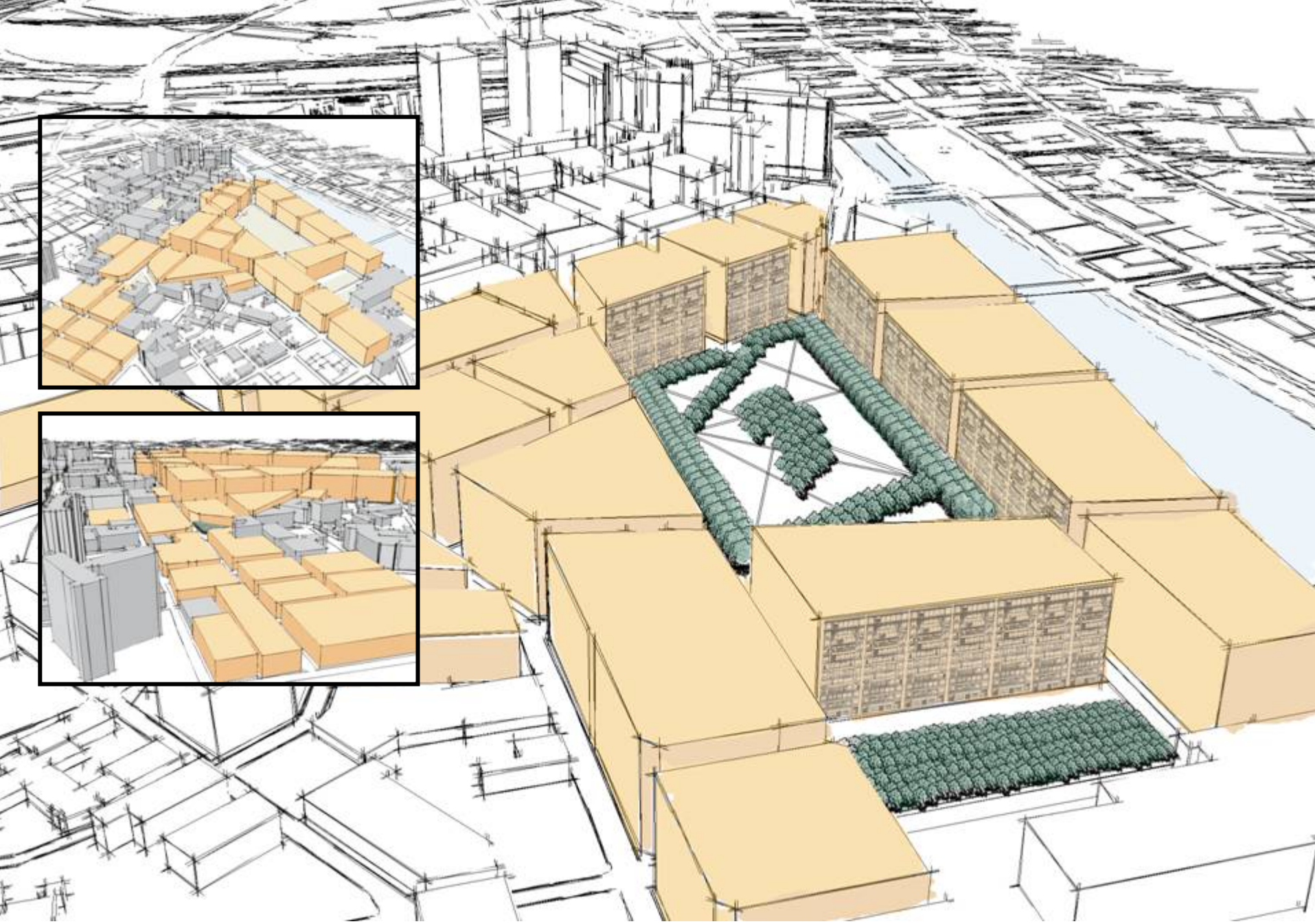


RESIDENTIAL

Height: 35' (three story)
Frontage: 50', complete coverage
Buildline: 0'
Lot Coverage: Back alley reserved

Articulation: Vertical_@ parcel boundary
Horizontal_@10' & 14'

Street: 28'
Pedestrian: 6' (x2)



DOWNTOWN PROVIDENCE

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