



**FLYNN SCHOOL  
Blackstone Street  
Providence, RI**

**REDEVELOPMENT SUMMARY**

**A. Proposed Use**

- First Class Office/Medical Office Space
- Supportive Retail at Grade Level
- 100,000 – 120,000+ SF
- 3-4 Stories
- Exterior Public/Green Spaces
- Parking – Surface and Possible Parking Deck

**B. Project Goals & Objectives**

- Expand on Revitalization of South Providence Area
- Community Supportive Project (MBE/WBE)
- Modern Design Integrating Exterior Public/Green Spaces
- Flexible Design/Building Sizes & Floorplates to Maximize (Pre) Leasing Potential

**C. Project Team**

- Developer – The Aspen Group, North Reading, MA
- Architect – Vision3 Architects, Providence, RI
- Civil Engineer – DiPrete Engineering, Cranston, RI
- Environmental Engineer – VHB, Providence, RI

**D. Project Challenges**

- Soils Compaction / Structural Considerations
- Environmental Subsurface Conditions (interconnected with above)
- Ability to create “sense of place”
- Leasing Market



## **REDEVELOPMENT SUMMARY (cont'd)**

### **E. Purchase & Sale Key Terms**

- Purchase Price - \$2,050,000.
- Deposit - \$102,500.00
- Land Area – 4.8+/- Acres
- Closing Date – 45 days after end of Permitting Period; however not later than 12 months following City Council Approval of P&S
- Permitting Period – 6 months with ability to extend an additional 6 months to secure all permits / approvals and TSA from City Council; extension payments at \$2,500 per month
- Geotechnical / Soils Contingency – within 30 days of City Council Approval of P&S
- Development Plans – first submission to be filed with City Plan Commission within 75 days of City Council Approval of P&S
- Clawback Provision – if Aspen has not commenced minimum building of 30,000 SF within 2 years of Closing, with right to extend for 12 months for Unavoidable Delays, City has right to buy back the property at the Purchase Price

### **F. Developer Profile – The Aspen Group**

- Founded 1992
- Real Estate Development and Services Company
- Areas of Focus – Greater Boston and Rhode Island
- Representative Rhode Island Projects
  - *University Medicine Medical Office Building*, East Providence
  - *WaterFire Arts Center*, Valley Street, Providence
  - *Amos House*, Friendship Street, Providence
  - *Rhode Island Blood Center*, Promenade Street, Providence
  - *South Street Landing Nursing Education Center*, Providence (advisor to DOA)
  - *Home & Hospice Care of Rhode Island*, North Main Street, Providence
  - *Thundermist Community Health Center*, Woonsocket
  - *Thundermist Community Health Center*, West Warwick
  - *Steere House*, Borden Street, Providence
  - *Scandinavian Home*, Broad Street, Cranston
  - *Dialysis Center Facility*, Broad Street, Providence



**General Notes:**

1. THE SITE IS LOCATED ON THE CITY OF PROVIDENCE ASSESSORS' PLAN # 45 LOT 81.
2. THE SITE IS CURRENTLY ZONED AS THE PROPOSED ZONE CHANGE IS CA.
3. THE CORNER OF AP 45 LOT 81 IS THE CORNER OF AP 45 LOT 81 IN THE CITY OF PROVIDENCE, PROVIDENCE, RI 02903.
4. AP 45 LOT 797 IS IN HEALTH AND EDUCATIONAL BLDG CORP.
5. AP 45 LOT 800 IS IN HEALTH AND EDUCATIONAL BLDG CORP.
6. AP 45 LOT 811 IS IN HEALTH AND EDUCATIONAL BLDG CORP.
7. AP 45 LOT 811 IS IN HEALTH AND EDUCATIONAL BLDG CORP.
8. AP 45 LOT 811 IS IN HEALTH AND EDUCATIONAL BLDG CORP.
9. AP 45 LOT 811 IS IN HEALTH AND EDUCATIONAL BLDG CORP.
10. AP 45 LOT 811 IS IN HEALTH AND EDUCATIONAL BLDG CORP.

**Dimensional Regulations:**

MINIMUM LOT AREA: 10,000 SQ. FT.  
 MINIMUM LOT WIDTH: 100 FT.  
 MINIMUM FRONT YARD SETBACK: 10 FT.  
 MINIMUM SIDE YARD SETBACK: 5 FT.  
 MINIMUM REAR YARD SETBACK: 10 FT.  
 MINIMUM HEIGHT: 35 FT.  
 MINIMUM WINDOW AREA: 10% OF GROSS FLOOR AREA.  
 MINIMUM WINDOW HEIGHT: 4 FT.  
 MINIMUM WINDOW WIDTH: 4 FT.  
 MINIMUM WINDOW SPACING: 4 FT.  
 MINIMUM WINDOW AREA: 10% OF GROSS FLOOR AREA.  
 MINIMUM WINDOW HEIGHT: 4 FT.  
 MINIMUM WINDOW WIDTH: 4 FT.  
 MINIMUM WINDOW SPACING: 4 FT.

THE SITE DOES NOT CONTAIN ANY WETLANDS.  
 ZONING AND ASSESSORS' INFORMATION TAKEN FROM CITY OF PROVIDENCE WEBSITE.  
 PROPOSED ZONE - CA

THIS REPORT IS PREPARED FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF DIPRETE ENGINEERING. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PROVIDENCE AND ANY OTHER AFFECTED AGENCIES. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY TITLE INSURANCE COVERAGE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEYING SERVICES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ENGINEERING SERVICES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ARCHITECTURAL SERVICES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LANDSCAPE ARCHITECTURAL SERVICES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INTERIOR DESIGN SERVICES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY FURNITURE SERVICES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LIGHTING SERVICES. 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Conceptual Site Plan