



CELEBRATING
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Spagnolo Gisness leads design of \$220m South St. Landing redevelopment - designs River House Student Housing and parking garage

December 31, 2014 - Owners Developers & Managers

Spagnolo, Gisness & Associates, Inc. (SG&A) participated in the groundbreaking of CV Properties' South St. Landing urban design project.

SG&A was selected by CV Properties to lead the design of this major urban renewal effort. For over two years, SG&A has been part of a collaborative group that has planned the multi-acre parcels creating a river walk and other pedestrian amenities, a new graduate student housing complex and a mixed-use building providing retail and parking.

In addition to having master planning responsibilities, SG&A led the design of two key components of the project:

- * River House Student Housing Project (River House): Consisting of a 220-bed student housing development, the River House will service the housing needs of graduate, medical and upper level nursing students. The project encompasses a six-story, 134,000 s/f area for two buildings that will face Point St. and the Providence River. The ground floor will contain a lobby, a café/restaurant and other neighborhood retail amenities.

- * A 750-space parking garage, which will be constructed on and leased from NGRID that is adjacent to South St. Landing along Eddy St. and the proposed waterfront park to the north.

"I have seen the Providence of my youth transform itself and make great strides in recent years. I couldn't be prouder of our role in this effort to revitalize a historic part of the community with master planning and design for the South Street development," said Al Spagnolo, president of Spagnolo, Gisness & Associates. "Our work has created public and private spaces that will generate an urban vibrancy and significant pedestrian activity in the historic Jewelry district."

Dick Galvin, president and founder of CV Properties, also expressed his excitement for the project. "Our goal in this project is to create a transformational space that reinvigorates the Jewelry District in Providence and provides an anchor for future investment and development," he said. "SG&A created a plan that uniquely serves our tenants and engages the public in a space that was in much need of revitalization."

The \$220 million dollar development is slated for completion in late 2016 and has been credited with demonstrating the unique partnerships that can be forged between private developers, institutions, state and local government to spur economic development in areas once deemed risky investments. SG&A was founded in 1991 by Al Spagnolo, Bill Gisness and Jeff Tompkins. As a full service architectural, interior design, environmental graphics and virtual design + construction firm, SG&A is built around a strong design culture that is truly client inclusive. Our passion for great design derives from the successful integration of creative solutions with unique client needs. With 50 architects, interior designers, environmental graphic designers, project managers and support staff, our

success is based upon our ability to manage complex design programs, budgets and schedules for a diverse range of project types. SG&A's has a proven track record with major life-science facilities, corporate clients, urban development partners, and prominent higher education institutions.

CV Properties, LLC focuses on development and investment opportunities throughout New England. Founded in 2003, CV Properties was formed by its current management and its two principal sponsors, Starboard Capital Partners LLC and Fuller Development LLC, to identify, develop, and manage commercial real estate projects that provide superior risk-adjusted returns. CV Properties' joint venture partners are large, institutional investors with broad-based experience in the development, redevelopment and acquisition of commercial real estate in major urban centers.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540