

For Immediate Release

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The logo for Tsoi Kobus Design, featuring the company name in white, uppercase letters on a dark blue square background.

South Street Landing Recognized with the 2019 Richard H. Driehaus Foundation National Preservation Award

Narragansett Power Station Given New Life as Modern Educational Facility

Boston, MA (October 16, 2019) – South Street Landing was one of three projects honored with the Richard H. Driehaus Foundation National Preservation Award. The Driehaus Foundation Award, given in partnership with the National Trust for Historic Preservation, is the premier honor celebrating the best in historic preservation, adaptive reuse, and the re-imagining of historic buildings for the future.

The former Narragansett Power Station, operational from 1912 through 1995, sat vacant for twenty years before Tsoi Kobus Design was engaged by CV Properties to transform the building into a modern educational facility. This renovation and adaptive reuse approach sought to re-energize the building and its Jewelry District neighborhood by enlivening and re-inventing the interior through the creation of new educational spaces while preserving the historic character.

Listed on the National Register of Historic Places, South Street Landing received \$49 million in historic state and federal tax credits to finance the redevelopment. The design approach preserved the existing four-story volume by reusing the 20' high concrete turbine support as a café/lounge. A glass curtain wall frames the end of the lounge, creating views of the roof trusses that continue through the building. The establishment of an atrium through the main corridor showcases the ornamental historical details of the original structure, while also bringing natural light into the center of the building, reducing lighting power densities and creating a social nexus.

“Under the leadership of architect Richard Kobus, Tsoi Kobus Design and DBVW Architects led an intense process of transformation of an old power plant into an exciting and energetic place of education, discovery, and convening for Brown University, the University of Rhode Island, and Rhode Island College” said Richard Galvin, President and Founder of CV Properties. “The design effort not only focused on creative ways to preserve and adapt the building, but also to create a world class Nursing Education Center through the collaboration of two schools, and all its complexity—two impressive accomplishments rolled into a spectacular new environment.”

South Street Landing was developed by CV Properties and made possible by a public-private partnership between the University of Rhode Island, Rhode Island College, and Brown University. The University of Rhode Island and Rhode Island College share the Rhode Island Nursing Education Center and Simulation Center (RINEC), while Brown University occupies the top two floors, bringing formerly dispersed administrative offices into one central location. This unique public-private higher education partnership combines nursing programs to encourage growth to meet the increasing demand for high-quality nurses and provides an exceptional regional resource to support education, healthcare, and professional development.

The RINEC features standardized patient rooms, mock trauma rooms, human patient simulation rooms, operation simulation rooms, a home care suite, and associated observation and debriefing rooms. The Rhode Island Medical Simulation Center, located within the RINEC, is shared not only by the Rhode Island College of Nursing and University of Rhode Island Nursing School, but also by the Alpert Medical School at Brown University, and various hospitals in the State of Rhode Island. Totaling 135,000 sf the Simulation Center is the second largest in the United States and focuses on bringing multiple care providers—physicians, anesthesiologists, nurses, and technicians—together to work through simulations in a collaborative educational environment.

“We are thrilled, not only by the tremendous success of this adaptive reuse project, but also by the energy and sense of place that South Street Landing has created in the Jewelry District”, said Richard Kobus, Founding Principal of Tsoi Kobus Design. “The Driehaus Award underscores the scale of this achievement for the City of Providence.”

Tsoi Kobus Design is honored to have led a transformative and successful project and thanks its partners CV Properties, Wexford Science + Technology, MacRostie Historic Advisors, DBVW Architects, Cosentini Associates, Odeh Engineers, Beta Engineers, Shen Milsom & Wilke, and the Gilbane Building Company.

About Tsoi Kobus Design

Tsoi Kobus Design is a national design firm focused on higher education, healthcare, proton therapy, science and technology, and commercial development. Tsoi Kobus Design is known for creating environments that advance the discovery of new knowledge and for award-winning designs that exemplify cutting-edge technology in a humanistic, adaptable, and creative framework. The firm has designed more than five million square feet of educational space for premier colleges and universities. For more information visit <https://tsoikobus.design/>

