



25 BOUGH  
OLNEYVILLE

Powering Youth, Women & The Community!





## BACKGROUND

The 25 Bough Street development will **transform and re-develop** a currently blighted property - in what was once a thriving jewelry manufacturing hub in the historic Olneyville section of Providence, Rhode Island - into a multi-purpose, community-anchored facility.

The building spanning a sprawling, 15,194 square feet will support **six integrated uses** which will increase youth success, women empowerment and accessibility to high-quality event spaces for diverse populations.

The following is a conceptual vision from I. Lanre Ajakaiye, a native born and raised in Providence, Rhode Island.

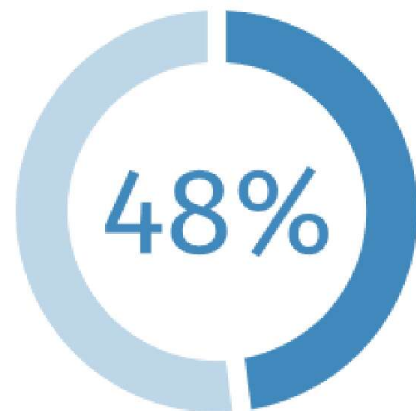


# Area Demographics

## Female



## Male

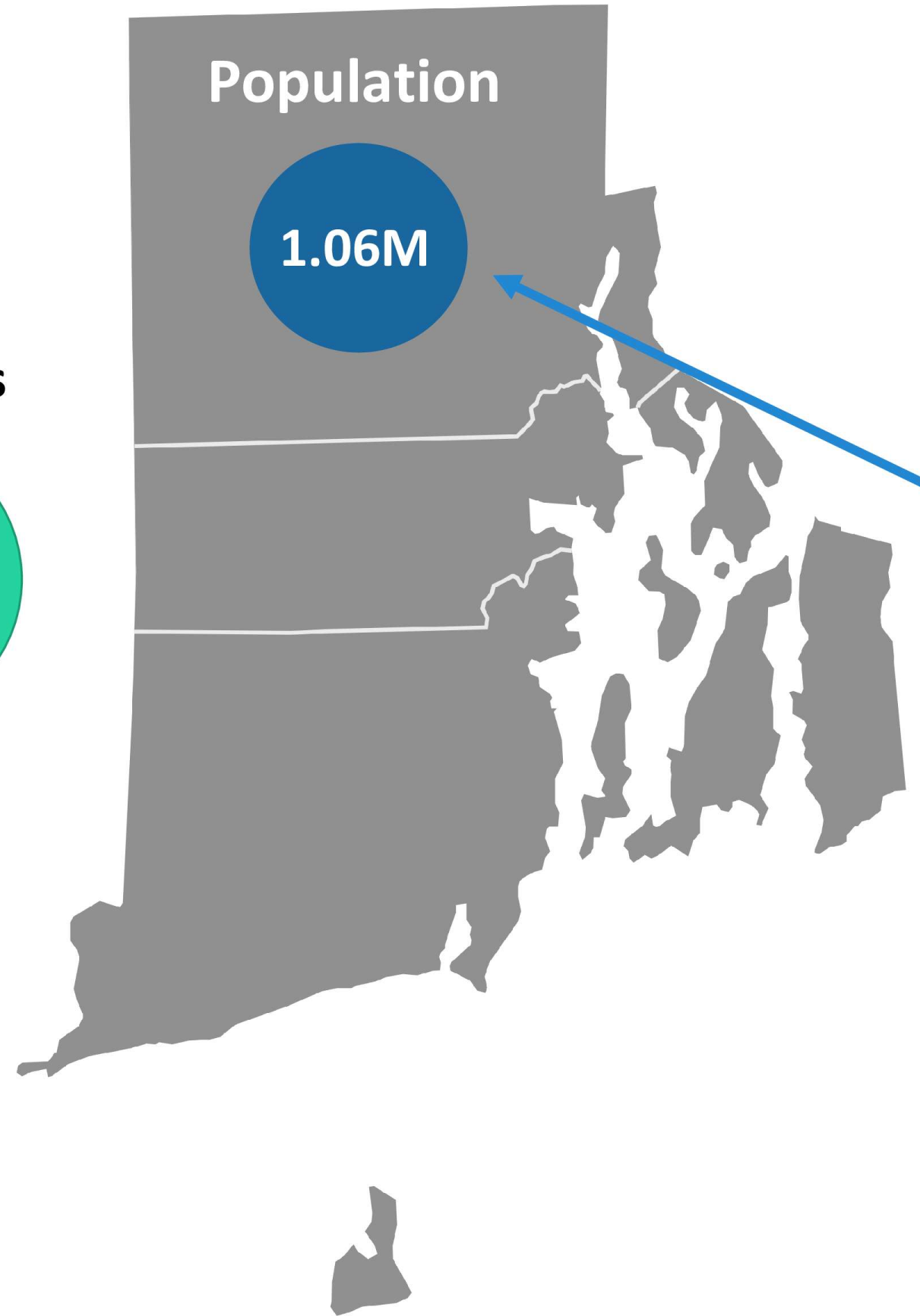


## Small Businesses



## Population

1.06M

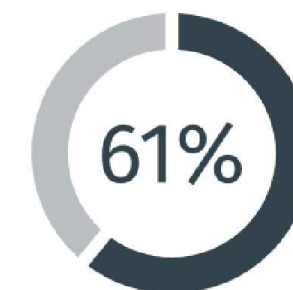


## Sports

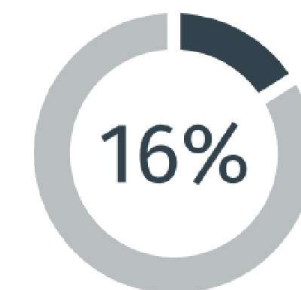
Rhode Island is home to nationally-ranked college teams and D1 Programs including: Providence College, University of Rhode Island and Bryant University!

## Olneyville Demographics:

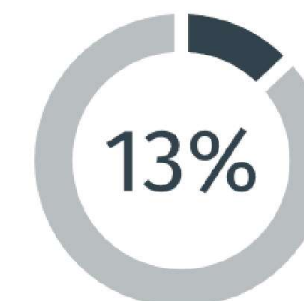
### Hispanic



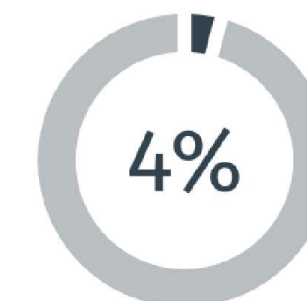
### White



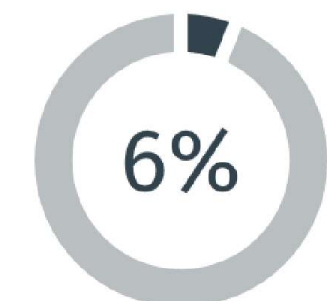
### Black or African American



### Asian



### Other







# VISION

To brighten & transform the lives of youth, women & the community with future focus while becoming the most loved place to celebrate life events of today!





# Problem:

In a city and state which is brimming with culture, **Providence, Rhode Island is substantially lacking** diverse event spaces.

In Olneyville, most event facilities, and banquet halls have **inflexible catering and little cultural fluency.**

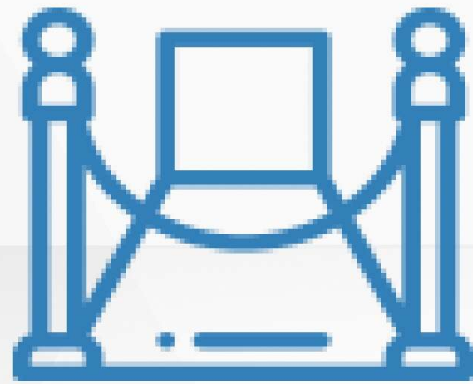
With large—and growing—ethnic populations throughout the northeast, there is **significant demand** for a facility that can host these groups in ways that **understand their culture and needs.**

Moreover, cultural and needs across the city are affecting youth, women and the overall community. The 25 Bough Street Development would help to address each of these in a unique and innovative way right in the heart of Providence, Rhode Island!





## Multi-Purpose Function Hall



To usher the celebration of many events (**Quinceañeras, Weddings, Corporate**) in a multi-purpose function hall catering to rich traditions and culture.

## Current Offerings:

- \*Portuguese Social Club , Cranston, Rhode Island
- \*The Imperial Room, Cranston, Rhode Island

**These options are not in the the city or booked for months in advance. The market has room and needs more culturally, diverse spaces.**







## Youth Empowerment & Education

Our **‘Futures Hub’** will create brighter futures by equipping kids with skills they need to thrive. Skills will focus across Financial Literacy, S.T.E.A.M, Career & Self awareness in interactive, state of the art setting.





### Youth Empowerment & Education:

Within the **Futures Hub** will be the:

# XR LAB

The XR Lab will provide unique educational and training experiences combining virtual reality, augmented reality and mixed reality in the heart of the city!

The merging of the three is XR or Extended Reality.



Winner's Circle, a local company, already provides classes and training and will be housed in 25 Bough Street offering classes and content within 25 Bough Street



### Women Empowerment:

R.I.S.E. (Realizing Inspiration & Sustaining Excellence) Women's Leadership Conference - the largest Women's event in the capitol city and the state's most diverse - will have its offices at 25 Bough and also hold programmatic events for young women in the space at 25 Bough Street throughout the year.

It will continue to hold its annual event with 750+ women and growing at The Rhode Island Convention Center.



**WOMEN'S LEADERSHIP CONFERENCE**

**RISEWLC.COM**



## Co-Working Space



To provide collaboration and office space for the community, freelancers & entrepreneurs which has the visual look and feel of the diverse community and its heroes which surround it.

## Offerings

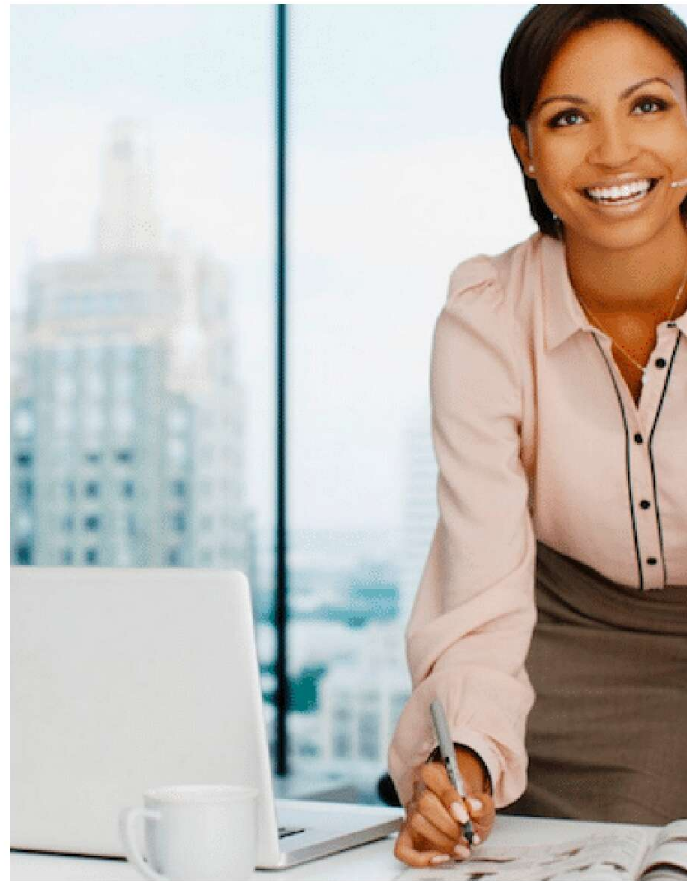
Other Co-working spaces are not located in the Olneyville section of the city.

The Co-working space at 25 Bough will look like the city it is within and appeal to the growing and future entrepreneur base in the city of Providence and state of Rhode Island.



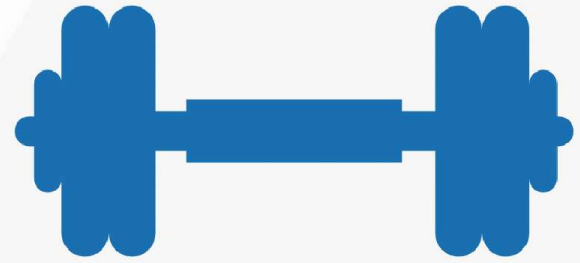


## CO-WORKING SPACE FOR DIVERSE COMMUNITIES BY MEMBERSHIP



*Give entrepreneurs of color a safe space to find themselves in the work of innovation and entrepreneurship and surround them with the tools and environment to accelerate their success.*





## Athletics Skills Area

25 Bough will exercise the mind and body while empowering student athletes.

The Athletics Skills facility will offer multi-sport skills training to advance speed, agility, quickness and hand / eye coordination for athletes of all ages to build core strength, vertical, speed and overall athleticism.

It caters to a growing youth sports market and integrates 25 Bough as a destination for the entire family!





# Solution: **USE CASE VI: CULTURAL & HERITAGE EXPERIENCE**

## CULTURE & HERITAGE EXPERIENCE

TO BE NAMED LATER

25 Bough will have an interactive, immersive space dedicated to culture, heritage and history of Black, African, Indigenous Peoples, LatinX, Cape Verdean and more going over the evolution, intersection and integration from the past until present day.

The experience will draw people to the city and state as its own destination with the ability to captivate a wide range of audiences –especially the young. We envision it as a destination!

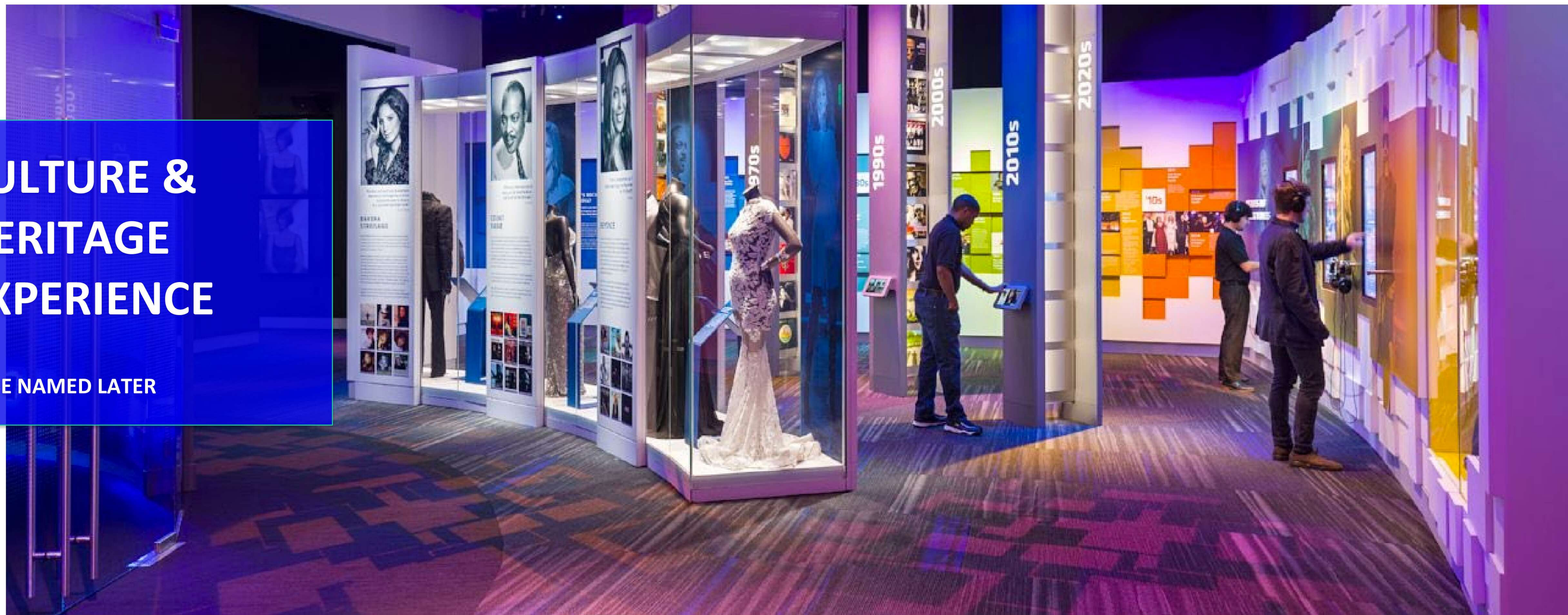
Best of all, the experiences will be able to be programmed and changed throughout the year.



# Solution: USE CASE VI: CULTURE & HERITAGE EXPERIENCE

## CULTURE & HERITAGE EXPERIENCE

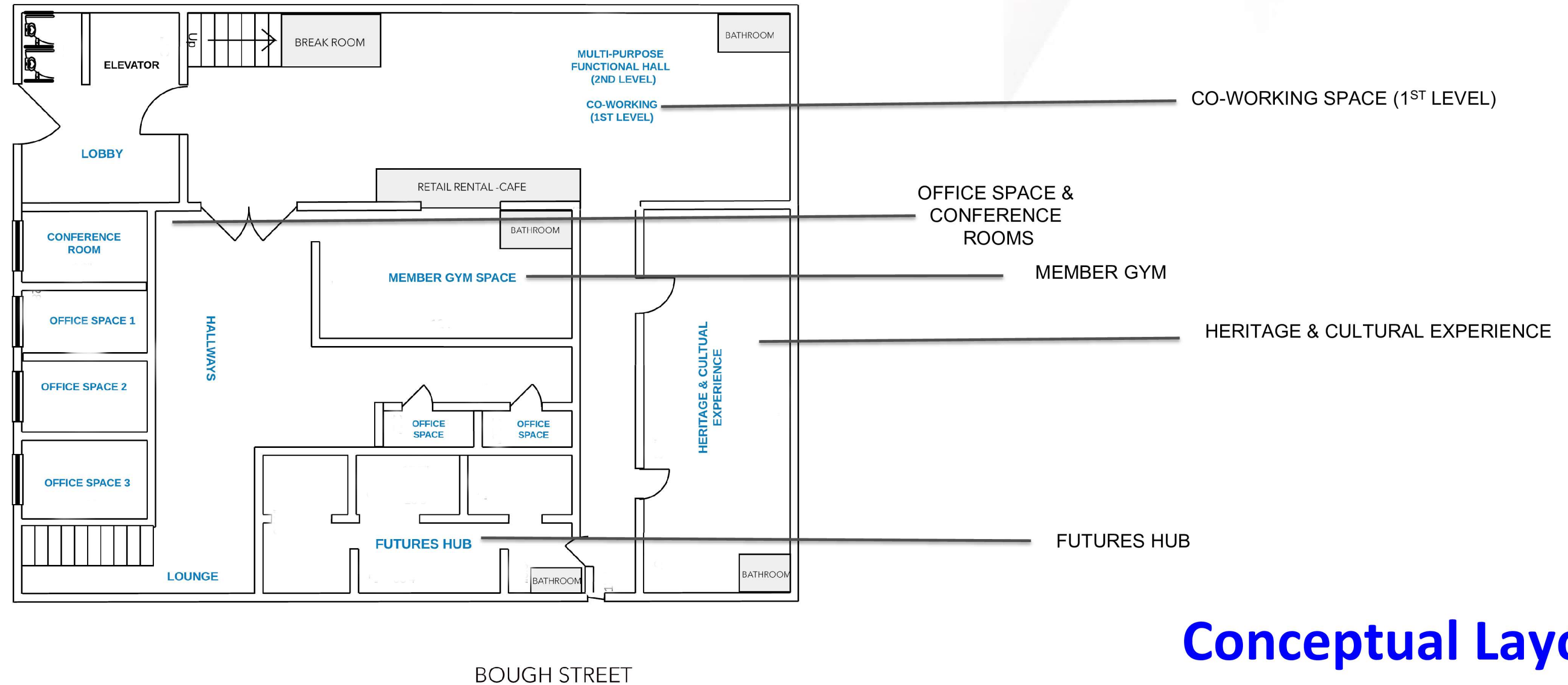
TO BE NAMED LATER





# Floor Plan

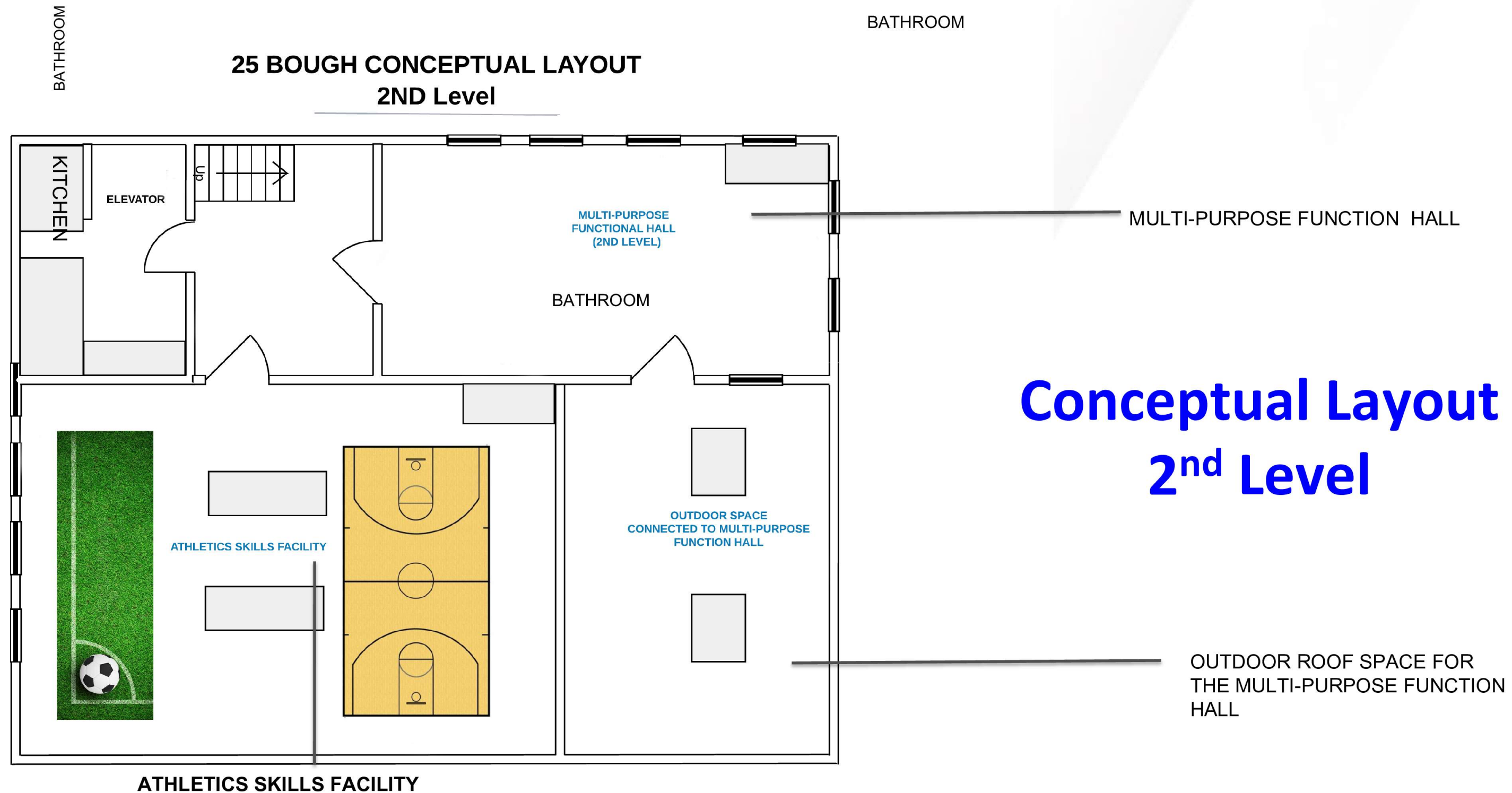
## 25 BOUGH CONCEPTUAL LAYOUT 1st Level



## Conceptual Layout 1<sup>st</sup> Level



# Floor Plan



## Conceptual Layout 2<sup>nd</sup> Level

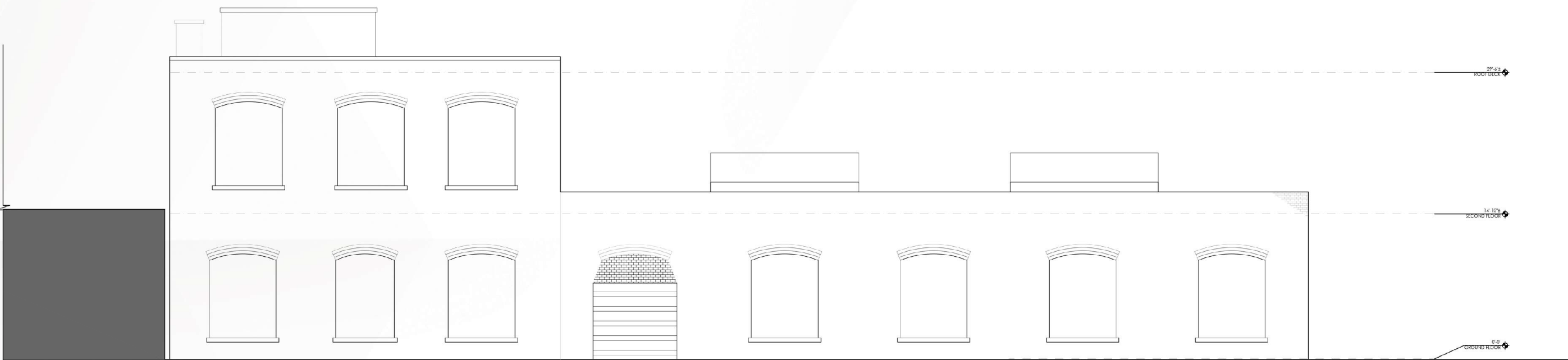
NOT A GYM, SMALLER SPACE  
SMALLER COURT FOR TRAINING  
VS. GAMES. SOME TURF. FACILITIES  
LIKE THIS ARE THRIVING OUTSIDE OF  
RHODE ISLAND



Street Plan



1  
X2.1  
EXISTING EAST ELEVATION  
3/16" = 1'-0"



2  
X2.1  
EXISTING SOUTH ELEVATION  
3/16" = 1'-0"

LACUNA DESIGN  
ARCHITECTURE + INTERIORS  
1035 Avon Street, Unit 211  
Providence, RI 02906  
Phone: 401.723.7200  
Email: info@lacunadesign.com

BOUGH STREET  
BOUGH STREET  
PROVIDENCE  
RHODE ISLAND

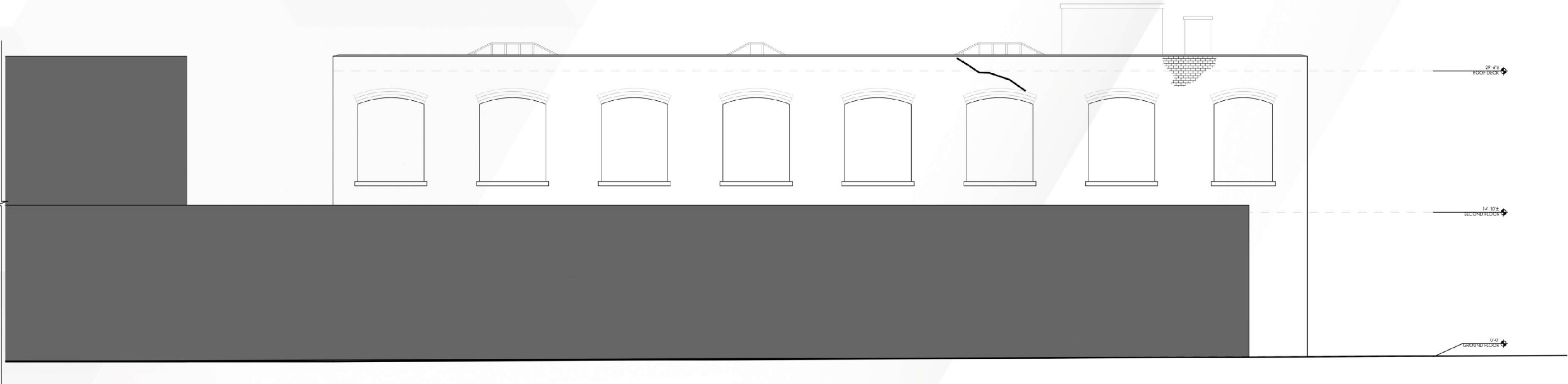
REV	DATE	DESC.

drawn by: RTD	date: 11.10.20	project #: 2025	revision #:
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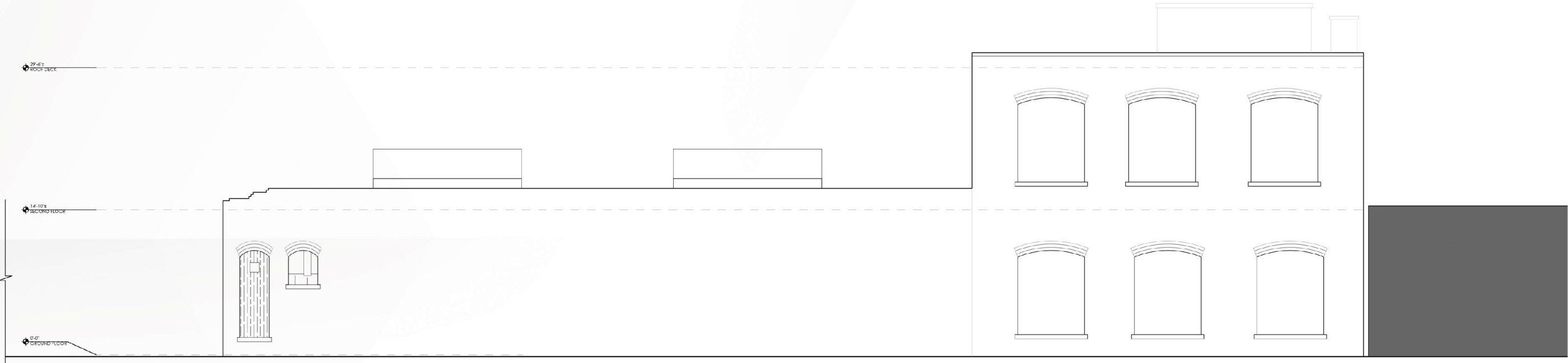
EXISTING EAST AND SOUTH ELEVATIONS  
ISSUE FOR REVIEW  
X2.1



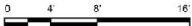
Street Plan



1  
X2.2  
EXISTING WEST ELEVATION  
3/16" = 1'-0"



2  
X2.2  
EXISTING NORTH ELEVATION  
3/16" = 1'-0"



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REV	DATE	DESC.

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EXISTING WEST AND NORTH ELEVATIONS  
ISSUE FOR REVIEW  
X2.2



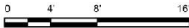
Street Plan

EXISTING BUILDING INFORMATION	
1ST FLOOR FOOTPRINT	11,688 SQ.FT.
2ND FLOOR FOOTPRINT	3,934 SQ.FT.
TOTAL BUILDING	15,622 SQ.FT.

NEW BUILDING SCHEMATIC LAYOUT	
1ST FLOOR:	
HERITAGE CULTURAL EXPERIENCE	1200 SQ.FT.
FUTURES HUB	1200 SQ.FT.
MEMBERS GYM	1200 SQ.FT.
RESTROOMS	1200 SQ.FT.
BREAK ROOM	1200 SQ.FT.
CO-WORKING FLEX SPACE	1200 SQ.FT.
RETAIL RETAIL CAFE	1200 SQ.FT.
(A) OFFICES	1200 SQ.FT.
MEZZANINE	1200 SQ.FT.
2ND FLOOR:	
MULTI-PURPOSE FUNCTION HALL	1200 SQ.FT.
OUTDOOR SPACE	1200 SQ.FT.
ATHLETIC SKILLS FACILITY	1200 SQ.FT.
RESTROOMS	1200 SQ.FT.
CATERER KITCHEN	1200 SQ.FT.



1  
X1.1  
EXISTING FIRST FLOOR PLAN  
1/8" = 1'-0"



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RHODE ISLAND

REV	DATE	DESC.

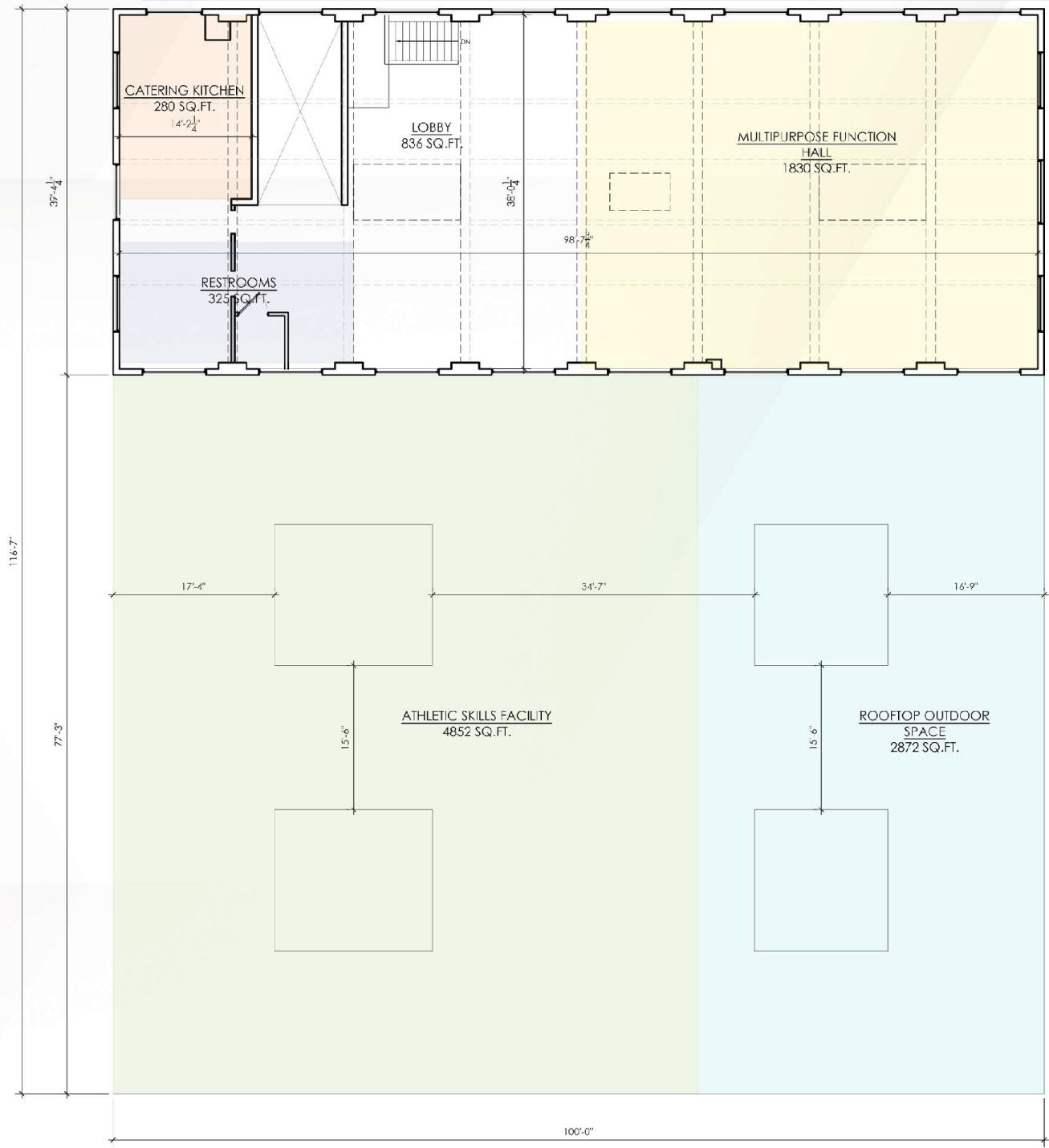
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EXISTING FIRST FLOOR PLAN  
ISSUE FOR REVIEW  
X1.1

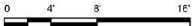


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CO-WORKING FLEX SPACE	1200 SQ.FT.	
RETAIL RENTAL CAFE	1200 SQ.FT.	
(6) OFFICES	1200 SQ.FT.	
MEZZANINE	1200 SQ.FT.	
2ND FLOOR:		
MULTI-PURPOSE FUNCTION HALL	1200 SQ.FT.	
OUTDOOR SPACE	1200 SQ.FT.	
ATHLETIC SKILLS FACILITY	1200 SQ.FT.	
RESTROOMS	1200 SQ.FT.	
CATERER KITCHEN	1200 SQ.FT.	



1  
X1.2  
EXISTING SECOND FLOOR PLAN  
1/8" = 1'-0"



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REV	DATE	DESC.

drawn by: RTD

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revision #:

EXISTING SECOND FLOOR PLAN  
ISSUE FOR REVIEW  
X1.2

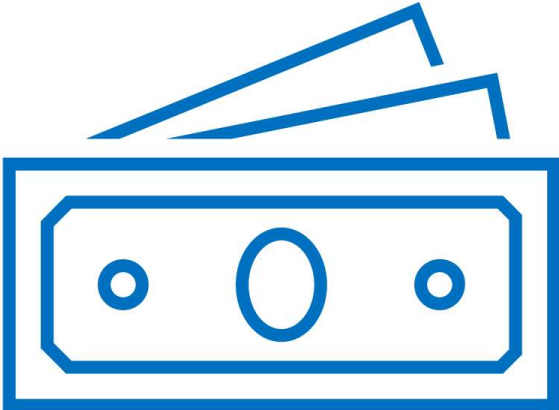


Net Income Projections [2022-2031]:

2022	\$154k
2023	\$225k
2024	\$385k
2025	\$437k
2026	\$538k
2027	\$592k
2028	\$656k
2029	\$722k
2030	\$776k
2031	\$824k

Gross Profit   Average Revenue [ 2022- 2031]

- Multi-Purpose Functional Hall:    \$219k
- Heritage & Cultural Experience - Interactive Museum Rental   \$50,002
- Coworking Rental Income   \$20,988
- Athletics Skills Facility   \$385,946
- Rental: Office Space (3)   \$18,079
- Rental: Rentable Conference Room   \$6,816
- Rental: Retail Café   \$11,081
- Membership Revenue - 25 Bough/ Gym   \$173,411





# 25 BOUGH ADVISORY TEAM



**Marcy Reyes**

Founder,  
Financial Literacy Youth Initiative  
Adjunct Professor, Rhode Island College  
Education: M.S. Finance



**John Abbruzzese**

Consultant,  
Education: Harvard Law  
Brown University,  
Doctor of Philosophy



**Lanre Ajakaiye**

Founder,  
25 Bough Street (25Bough.com)  
Education:  
MBA, Boston University



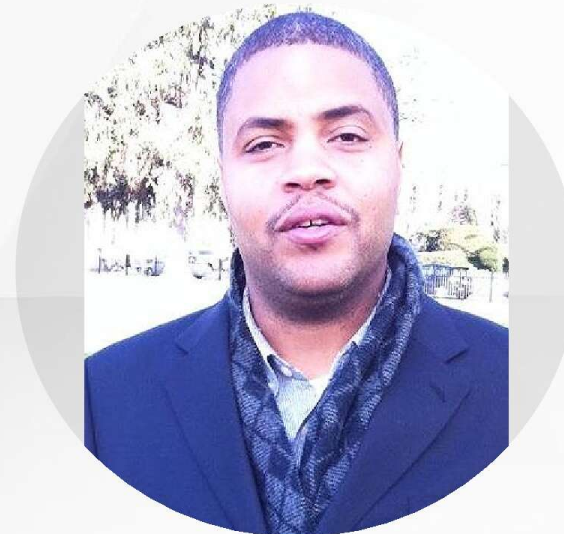
**Hamza Chaudary**

Attorney,  
Adler, Pollock & Sheehan  
Education: Washington & Lee University  
School of Law.



**Hilina Ajakaiye**

Founder,  
Rise Women's  
Leadership Conference (RISEWLC.COM)  
Education: MBA, Northeastern



**Shomari Husband**

Founder  
Husband Associates,  
Education: MBA, University of  
Rhode Island  
CPA



**Henry Cruz**

AMGEN  
Education: Loyola Polytechnic  
Institute of Mechanical Engineering



**Patricia Raskin**

Raskin Associates



**Miguel Quezada**

Education: MBA, Honors. Babson  
F.W. Olin Graduate School of  
business.



### Sabina Matos

Olneyville Councilwoman & President of the City Council.

### Cortney Nicolato

President & CEO of the United Way, a Non-profit and neighbor.





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# Thank You!



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