

September 12, 2022

Caroline Skuncik
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utile

RE: Pavilion Location Design Comments

Design Review Panel Contributors:

- Craig Barton, Design Review Panel
- Emily Vogler, Design Review Panel
- Jack Ryan, Design Review Panel
- Tim Love, Utile
- Zoë Mueller, Utile

Dear Caroline,

As the on-call design consultant for the I-195 Redevelopment District, Utile has been asked to review and comment on ARO's proposed location for the park pavilion. Utile and the I-195 Redevelopment District Design Review Panel met with ARO, the architects of the pavilion, on August 4th of 2022 to review and discuss the pavilion siting options and ARO's preferred location at the apex of park paths from the Ship Street, Elbow Street, and Dorrance Street park entrances.

Utile and the design review panel support ARO's recommendation for the reasons outlined below.

Provides Visibility While Maintaining Key View Corridors

One of the goals of the pavilion is to enhance the pedestrian experience by shaping and enhancing view corridors. These are a few of the considerations that influenced the recommended location:

- The proposed pavilion location is highly visible from key pedestrian routes near and within the park, including the paths that connect Dorrance Street, Elbow Street, and Ship Street to the Michael S. van Leesten Memorial Bridge.
- The proposed pavilion location maintains key view corridors to the river, as defined in the District Development Plan to the river, the bridge, and the Downtown skyline.
- Visibility from a wide range of vantage points will help drive customers to the pavilion and will ensure that it becomes an important wayfinding landmark.
- The pavilion will create an appropriately-scaled visual terminus and architectural complement when viewed from the Michael S. van Leesten Memorial Bridge.
- The pavilion in this location has the added benefit of screening the transformer yard to the south when viewed from Downtown and the northern edge of the park.

Programming and Activation Advantages

The pavilion has been conceived to support and enhance the ongoing programming and activation of the park. The proposed location of the pavilion:

- Reserves the northern event lawn for a wide range of potential uses
- Preserves easy access between Peck Street and the northern event lawn, important for servicing and staging large events on the lawn
- Reserves the north end of the lawn for a temporary or permanent stage for large events
- Provides a permanent anchor to activate the large plaza at the convergence of the Dorrance Street, Elbow Street, and Ship Street paths
- Occupies a grassy area that is otherwise difficult to program because of its size and location between the Ship Street and Elbow Street park paths

Best Location from a Resilience and Solar Orientation Standpoint

The proposed location is the most resilient from future climate change impacts and will not be impacted from shadows from future development. The proposed location of the pavilion:

- Is at the highest point within the park, outside of projected tidal and riverine flooding from a moderate sea level rise
- Does not require the structure to be elevated above the grade of the surrounding landscape
- Avoids shadows anticipated by future development on Parcel 42 and Parcels 14/15 for the majority of the year.

Cost/Value Advantages

The proposed location of the pavilion takes best advantage of the resources available for the project, without compromising the future programmatic and urban design success of the pavilion. The proposed location for the pavilion:

- Does not require expenditures for major regrading and/or piers that would be necessary in other potential locations more at risk for flooding
- Allows for a single story structure with free access on all sides, eliminating the need for some or all of the structure to be on a second level, saving the costs of an elevator and egress stairs
- Avoids a major gas line that traverses the park, saving the costs and permitting complications of relocating the line

Please do not hesitate to reach out if you have questions or would like additional information on any of these comments.

Regards,



Tim Love FAIA
Principal