

January 10, 2023

Caroline Skuncik, Executive Director
I-195 Redevelopment District Commission
225 Dyer Street, Fourth Floor,
Providence, RI 02903

utile

RE: Parcel 9, Phase 2 Final Plan Approval Recommendation

Design Review Panel Contributors:

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

Dear Caroline,

Utile, the I-195 Redevelopment District's Urban Design and Planning consultant, recommends that the Commission grant Final Plan Approval and approve the requested waivers (see below) for Phase 2 of the Pennrose proposal for Parcel 9, with the conditions outlined below. The Pennrose team has addressed all the major comments from prior memos and has acknowledged and committed to addressing the remaining design review concerns, which can be resolved before the construction documents are issued and reviewed by the District staff and Utile.

Summary of the Design Review Process

Utile and the I-195 Redevelopment District Design Review Panel met on January 5, 2023 to review the Final Plan Application materials provided by Pennrose for Phase 2 of their proposed mixed-income housing development on Parcel 9 (referred to as the "East Building" below). The same group met on September 19, 2022 and again on October 13, 2022 to review the Concept Plan Application materials. The consolidated feedback of the Panel on Phase 2 was provided to the developer as a memo on October 18th and November 4th of 2022 (attached). Feedback from the panel on early-stage ideas for Phase 2 was also provided as part of the Phase 1 design review process.

Waivers

In recognition of the unique location and configuration of the site, budgetary constraints imposed by state funding, and Rhode Island Housing (RIH) energy efficiency targets, Utile recommends that the remaining requested transparency waiver allowing for a minimum of 30% transparency for upper story uses is granted. Please note that this waiver is in addition to the waivers already granted as part of the Phase 1 design review process and Phase 2 Concept Plan Approval, which granted the following for the Phase 2 building:

- a minimum of 40% transparency for non-residential ground floor uses, and
- a minimum of 30% transparency for residential ground floor uses.

Conditions for Concept Plan Approval

1. Courtyard Design:
 - a. Submit an updated landscape plan that accurately and comprehensively keys the planting list to the plan (including the

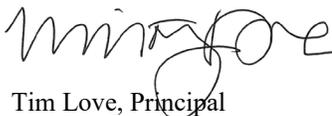
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- courtyard), while also responding to the design comments in 1.b below.
- b. The plant materials depicted in the renderings are being used too decoratively and without evidence of functional considerations and/or intended spatial effects. Instead, be intentional about differentiated planting strategies for each of the specific locations:
 - i. Planters that help screen and soften the play area
 - ii. Tiered plantings where City Walk meets the building edge
 - iii. Planting areas in the Courtyard at the base of Building 2
 - iv. “Freeform” planters that define the sitting area behind two of the three built-in benches
 - v. The planters that create the transitions to the ground floor unit entries.
 - c. Consider the seasonal impact of deciduous vs. evergreen planting materials, especially when the plantings are meant to screen views.
2. Bessie Way Residential Entries:
- a. Introduce a different hardscape paving approach to indicate private entry areas (e.g. using unit pavers)
 - b. Introduce appropriately-scale light fixtures at the entry doors, and illuminated address numbers to enhance their sense of address.
 - c. Propose a conceptually intentional planting palette for the planters that acknowledges the different zones of the planters (along the sidewalk vs. between the separate unit entries). See 1.b.v above.
3. Upper Story Terrace Railings:
- a. Railing used for second and fifth floor terraces should have vertical metal pickets similar in design language to the railing specified for the courtyard play area.
 - b. Provide a final material specification and photo for the second and fifth floor terrace railings, consistent with design direction of item 3.a.

Please do not hesitate to reach out if you have questions or would like additional information.

Regards,



Tim Love, Principal
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