

July 13, 2023

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

utile

**RE: Parcel 2 Concept Plan Approval Recommendation**

Design Review Panel Contributors:

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

Dear Caroline,

Utile reviewed Urbanica's Concept Design two times. The first time was a session held on May 9, 2023 that included the Design Review Panel and neighborhood representatives. On July 7, 2023, Utile reviewed a few minor revisions made by the Urbanica team in response to the feedback they received after the May meeting, described in depth in our May 12 memo (attached as an appendix).

Based on the positive urban design qualities, the attention to detail, and ongoing responsiveness of the development team, Utile and the Design Review Panel unanimously agreed to recommend that the Commission approve the concept design with the conditions outlined below.

*Recommended Conditions for Approval*

The Design Review Panel recommends that the following issues be addressed during the development of the design and before final design approval:

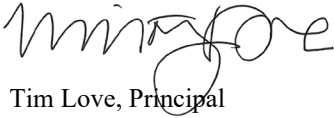
1. The Design Review Panel is not convinced that shingles are the right cladding material for all facades on a building like this one with a lot of ins and outs. The concern is that shingles need to be capped with a trim detail at corners to resolve the sloped surfaces of the shingle faces where they meet at 90 degree angles. While the development team recently provided photographs for a potential detail that may work both visually and technically, additional study is required.
2. Beyond the potential challenges posed by the shingles, the Design Review Panel also hopes to see adjustments to the composition of the facades so they are slightly simpler. We suspect that this will happen organically as the detailing issues and future cost/value decisions are made during design development.
3. The latest plans from the development team show a new plan concept for the open spaces in the proposal that haven't yet been incorporated in renderings nor reviewed in detail by the Design Review Panel. Additional study is required to determine the best size, configuration, and location of the accessible ramp and broad flight of stairs that connect South Water Street with the main plaza and pedestrian connection through the block. Also, the Design Review Panel needs

to better understand how the curvilinear geometry of the surface treatment of the landscape intersects with the orthogonal geometry of the buildings.

4. Additional study is required for landscape treatment of the plaza on the north end of the project (at James Street). Issues to study include the height and detailing of the trellis, and the landscaping treatment at the north and east edges of the plaza. These edge treatments should screen the cars in the adjacent parking lot and loading dock of the building on the opposite side of James Street, while not creating so much of an enclosure that occupants of the plaza feel too disconnected from the life of the sidewalk and views across the river.

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

Regards,

A handwritten signature in black ink, appearing to read "Tim Love". The signature is fluid and cursive, with the first name "Tim" and last name "Love" clearly distinguishable.

Tim Love, Principal  
Utile