

**I-195 REDEVELOPMENT DISTRICT**

Resolution Re: Concept Plan Approval  
For Park Pavilion

August 16, 2023

- WHEREAS:** The Commission has received an application (the “Application”) from I-195 Redevelopment District (the “Applicant”) in accordance with the requirements of the District’s Development Plan (the “Development Plan”) for Concept Plan Approval of a Concept Plan for a proposed project consisting of an approximately 3,500 square foot food and beverage pavilion to be built in 195 District Park (the “Proposed Project”); and
- WHEREAS:** The Commission’s design review panel has reviewed the Application and made certain recommendations to the Applicant, many of which the Applicant has incorporated into the Concept Plan; and
- WHEREAS:** At its meetings on July 19, 2023 and this date, the Commission received presentations by Architecture Resource Organization on behalf of the Applicant and by Utile Design (“Utile”), the Commission’s design consultant, with respect to the Concept Plan for the Proposed Project; and
- WHEREAS:** The Commission invited comments from the neighborhood representatives and the public with respect to the Concept Plan for the Proposed Project and a number were offered; and
- WHEREAS:** Utile has recommended that the Concept Plan be approved, subject to certain conditions set forth in Utile’s letter to the Commission dated August 11, 2023; and
- WHEREAS:** The Commission, having considered the presentations of the Applicant and Utile with respect to the Concept Plan, has determined that Concept Plan satisfies the requirements for Concept Plan Approval as set forth in the Development Plan.

**NOW, THEREFORE,** it is:

- VOTED:** That the Commission approves the Concept Plan as submitted and hereby issues Concept Plan Approval to the Applicant, subject to and contingent upon the conditions set forth in Utile’s letter of August 11, 2023, a copy of which is attached hereto as Exhibit A. No rights to proceed with the Proposed Project shall be treated as vested under this Concept Plan Approval.

  
\_\_\_\_\_  
Marc A. Crisafulli, Chairperson  
August 16, 2023

EXHIBIT A

August 11, 2023

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

**utile**

**RE: Park Pavilion 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 has reviewed Architecture Research Office's (ARO's) concept design for the 195 District Park Pavilion at two junctures:

1. July 7, 2023: Utile met with the Design Review Panel and District staff to review ARO's Concept Plan for the Park Pavilion. Feedback from this review was documented in the Park Pavilion Schematic Design Comments memo dated July 10, 2023 (attached as an appendix).
2. August 9, 2023: Utile reviewed the revised design, presentation, and memo prepared by ARO.

Additionally, Utile reviewed the proposed location for the pavilion in August 2022 and concurred with the proposed siting for the reasons outlined in the Park Pavilion Location Design Comments memo dated September 8, 2022 (available on 195 District website).

Based on the positive attributes of the proposal listed in the July 10th memo, and ARO's response to the feedback in that memo and from the community, Utile and the Design Review Panel unanimously agreed to recommend that the Commission approve the Concept Plan 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. There needs to be more clarity about grading around the pavilion and how it is resolved as it interacts with:
  - a. Building entrances and is coordinated with finish floor elevations.
  - b. Seat walls and other landscape features.
2. The design team should generate a detailed roof plan and cross-sections that identify all core-and-shell and potential tenant roof top equipment and other vertical penetrations, including plumbing vent pipes. The drawings should also show the location and height of screening solutions.
3. Given the visibility of the dining space from the bridge, plaza, and surrounding paths, it needs more architectural definition. The floor and ceiling of the dining area should acknowledge the indoor/outdoor continuity of the space, both because

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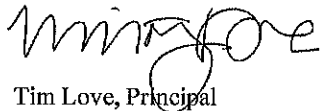
110 Union St.  
Providence, RI 02903

it is wrapped by full-height glass on three sides, but also because two sides of the room can be fully opened. Future drawings should show:

- a. Floor material/patterns.
  - b. The ceiling, including sprinklers, lights, etc.
  - c. The interior elevation of the wall at the back of the space.
4. Thresholds between back-of-house areas and the dining area need to be better defined and resolved, including the door to the restrooms and the door to the kitchen. Ideally, doors should not face the dining room, in the same plane as the wall, but instead be located at right angles to the room in recessed vestibules.
  5. The change in ground plane materials between the existing park paths and new materials introduced as part of the pavilion project are successful, both in terms of their curvilinear geometry and slight contrasts in color and texture. The change in material helps to distinguish between public seating and restaurant seating in subtle and equitable ways since the pavement change extends under the canopy of the pavilion. In future incarnations of the design, the curved boundary between the stabilized crushed granite and unit pavers under the canopy should include sleeves that can accept poles that support temporary low fences. This boundary will be required if the tenant of the dining space wants to serve alcohol.
  6. Future incarnations of the project should include information about lighting sources and evening renderings that show the lighting effects. This is especially important under the canopy.
  7. The design team should evaluate if some portion of the canopy can be made non-porous in order to shelter the exterior seating from precipitation.
  8. The design team should provide drawings that show how the tenants for both the dining space and pass-through window will add signs, environmental graphics, and color that makes their businesses legible and identify their visual brands. The drawings should include renderings and sign guidelines.

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

Regards,



Tim Love, Principal  
Utile