

PADWA LAW, LLC

ONE PARK ROW, 5<sup>TH</sup> FLOOR, PROVIDENCE, RI 02903 (401) 935-8571

Jeffrey M. Padwa

Licensed in RI + MA

March 29, 2019

**SENT BY EMAIL**

*cise@providenceri.gov*

Chris Ise, Principal Planner  
Downtown Design Review Committee  
Department of Planning and Development  
444 Westminster Street  
Providence, RI 02903

**Re: Hope Point Tower Project, 250 Dyer Street**

Dear Chris:

In accordance with the I-195 Redevelopment Act of 2011, RIGL 42-64.14-1 et seq., and the Memorandum of Understanding between the I-195 Redevelopment District Commission and the City of Providence Downtown Design Review Committee (DDRC), dated August 17, 2015, Jason Fane and Fane Tower LLC are hereby filing the application form required by the DDRC in order to perform a design review of the above-referenced project, and make an advisory and nonbinding recommendation to the I-195 Redevelopment District Commission.

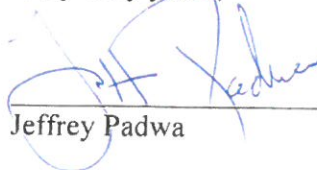
The following documents are hereby being provided:

- Application Form, signed by Applicant (fully executed form to follow);
- Description of waivers that may possibly be needed;
- Ten (10) sets of design drawings (to be hand-delivered);
- List of 200-foot abutters and labels for each of the 200-foot abutters (to be hand-delivered).

As you are aware, the design drawings have already been provided in electronic format. In addition the filing fee in the amount of five hundred (\$500.00) dollars will be provided under separate cover.

Thank you in advance for your attention and cooperation.

Very truly yours,



Jeffrey Padwa

JMP/  
Enclosures (as stated)  
cc: gianni.ria@ibigroup.com



**DOWNTOWN DESIGN REVIEW COMMITTEE**

Department of Planning and Development  
444 Westminster Street, Providence, RI 02903  
(401) 680-8400  
(401) 680-8492 fax

<b>OFFICE USE ONLY</b>	
Application No	_____
Date Received	_____
Date Accepted	_____
By	_____
Downcity District	// D-1 //
Review Staff	// DRC //
Hearing Date	_____
NR Status	_____

**APPLICATION FOR CERTIFICATE OF DESIGN APPROVAL OR WAIVER**

PLEASE PRINT OR TYPE, COMPLETING BOTH PAGES OF THIS FORM.

**PART 1 - GENERAL INFORMATION**

PROPERTY ADDRESS: <u>250 DYER STREET</u>	PLAT/LOT
Property Name (if any):	
OWNER NAME: <u>I-195 REDEVELOPMENT DISTRICT CORPORATION</u> PHONE: <u>401-278-9231</u> EMAIL: <u>FMCNALLY@I195DISTRICT.COM</u>	
Mailing Address: <u>315 IRON HORSE WAY, STE 101, PROVIDENCE R.I.</u>	Zip Code: <u>02908</u>
APPLICANT NAME: <u>FANE TOWER LLC</u> PHONE:	EMAIL:
Mailing Address:	Zip Code:
ARCHITECT/CONTRACTOR NAME (if any): <u>IBI GROUP ARCHITECTS (CANADA) INC.</u>	
Mailing Address: <u>7TH FL. 85 ST. CLAIR AVE WEST, TORONTO, ON, CANADA</u>	Zip Code: <u>M4V 2Y7</u>
CONTACT PERSON: <u>SIAMJI RIA</u> PHONE: <u>416-618-2099</u> EMAIL:	<u>SIAMJI.RIA@IBIAGROUP.COM</u>

**PART 2 - DESCRIPTION OF PROPOSED WORK**

This application is for:  Conceptual Design Approval  Final Design Approval  Waiver

**Application Category (check as many as necessary):**

- Repair/Replacement/Restoration
- Minor Alterations/Additions
- Major Alterations/Additions
- New Construction
- Site Improvements
- Moving of Structures
- Public Art
- Temporary Use

**Waiver Category (check as many as necessary):**

- Non-conforming Signs
- Non-conforming New Construction
- Demolition
- Curb Cut Width
- Accessory Use Surface Parking
- Roof Structures
- Mechanical Equipment
- Structures or Landscaping w/in a view corridor

**Incentive Category:**

Height Bonus  Transfer of Development Rights

Briefly but completely describe the entire scope of work. For large projects, an itemized list is recommended. Attach additional pages if necessary.

PROPOSAL FOR A NEW 46-STORY BUILDING CONSISTING OF RESIDENTIAL UNITS, ABOVE GRADE PARKING STRUCTURE AND GROUND FLOOR RETAIL TO BE CONSTRUCTED AT 250 DYER STREET (PORTION OF I-195 REDEVELOPMENT DISTRICT - PARCEL 42)

(over)

**PART 3 – DOCUMENTATION SUBMITTED**

The DRC staff will provide checklists of specific documentation required for your project (see the DRC's Documentation Requirements). Incomplete applications cannot be submitted for review. All documentation must be labeled and dated. All documentation will be retained by the DRC as part of the public record. Please check off all items submitted as required documentation for your application.

- 35mm or Digital Photographs
- Drawings, to scale (block plan, site plan, elevations, floor plans, and sections as necessary to illustrate the project. Include existing and proposed conditions).
- Shop Drawings, Product Literature, Specifications
- Material/Color Samples
- Model (new construction projects only)
- Financial Data (demolition proposals only)
- List of Expert Witnesses or Owner's Representatives (public hearings only. Include name, business address, and professional qualifications.)
- Other Information (specify: \_\_\_\_\_).
- Application Fee (amount: \$ 500.00 . Checks or money orders only made payable to City Collector. Cash will not be accepted.)
- Description of Eligibility for Incentives (see Section 803 of the Providence Zoning Ordinance).

**PART 4 – LIST OF ABUTTING PROPERTY OWNERS**

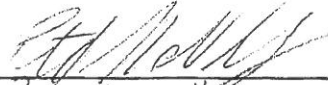
When an application is to be reviewed at a public meeting, all owners of abutting properties must be given advance written notice of the meeting and an opportunity to comment on the application. For applications of Certificates of Design Approval, "abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; streets are considered common property lines. For applications for waivers, "abutters" are those properties within 200 feet of any lot line of the subject property. Names and complete mailing addresses are to be obtained from the most current records of the City Tax Assessor (Providence City Hall, 25 Dorrance Street, Providence, telephone (401) 421-7740, TDD (401) 751-0203). Abutting lots which lie outside the plat in which the subject property is located must also be included. Attach additional sheets if necessary.


<u>Plat/Lot</u>	<u>Street Address</u>	<u>Owner Name and Address (include city, state, zip code)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**PART 5 – SIGNATURES**

Both signatures are required. Please print or type name under signature. Owner's signature authorizes DRC members and staff to make periodic site visits during project review.

*I certify that all information contained in this application is true and accurate to the best of my knowledge.*

Applicant:   
 Peter McNally  
 Exec. Dir.

Owner: I-195 Redevelopment District Commission  
  
 JASON FANE, PRES., FANE TOWER LLC

The following waivers from Section 606, Design Standards for New Construction, of the Providence Zoning Ordinance may be required for this project:

1. **606.A.2: Building height and massing shall relate to adjacent structures.**

The proposed high rise building will feature a 6 story podium that will be in keeping with the height and massing of the recently approved Wexford development across the street. The tower superstructure will be set back from the top floor of the podium by a minimum dimension of 10'0". This setback will provide a visual and physical transition in the block massing that will provide a consistent street wall height along Dyer Street .

2. **606.D.1: Building facades shall be built within a build-to-zone of between zero and eight feet from the street line. Such facades shall occupy this build-to-zone for at least 80% of each lot frontage of the property. These provisions may be waived to create court yards, wider sidewalks, open space, and/or outdoor seating.**

This refers to the proposed curved podium nose at the corner of Dyer and Dorrance Streets which is set back 23' from the property line at the corner. This set back is required to allow for the creation of a "European style" urban square that will allow for cafes or restaurant activities to spill into the street and create a vibrant and active street edge .

3. **606.D.2: A building façade shall have a transition line. Transition lines shall be designed in proportion to the overall height and mass of the proposed building to create a distinction between upper and lower stories. Transition lines shall relate to existing adjoining buildings.**

In addition to the building massing strategy given for Item 1. listed above ,the 6 story glass podium exterior glass walls have been carefully articulated to resemble the finer grain of a mid-rise building. The introduction of a composition of variables solid frames and repetitive grids resembling the vocabulary and scale of adjacent buildings will provide a consistent pedestrian experience along Dyer Street.

4. **606.E.3: Upper story façade shall provide areas of transparency equal to at least 35% of the wall area of the story.**

The upper floors of the podium may not meet this requirement. The upper floors of the podium will be occupied mostly by the vehicular parking. All the podium facades will be designed to screen the parking structure from the pedestrian realm. The glass vocabulary of the superstructure will be carried to the podium but it will not be fully in compliance with 35% requirement as most of the glass panels will be built as a "shadow box" providing the glass appearance on the outside but not the transparency.

# **HOPE POINT TOWER**

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**250 Dyer Street, Providence  
Rhode Island**

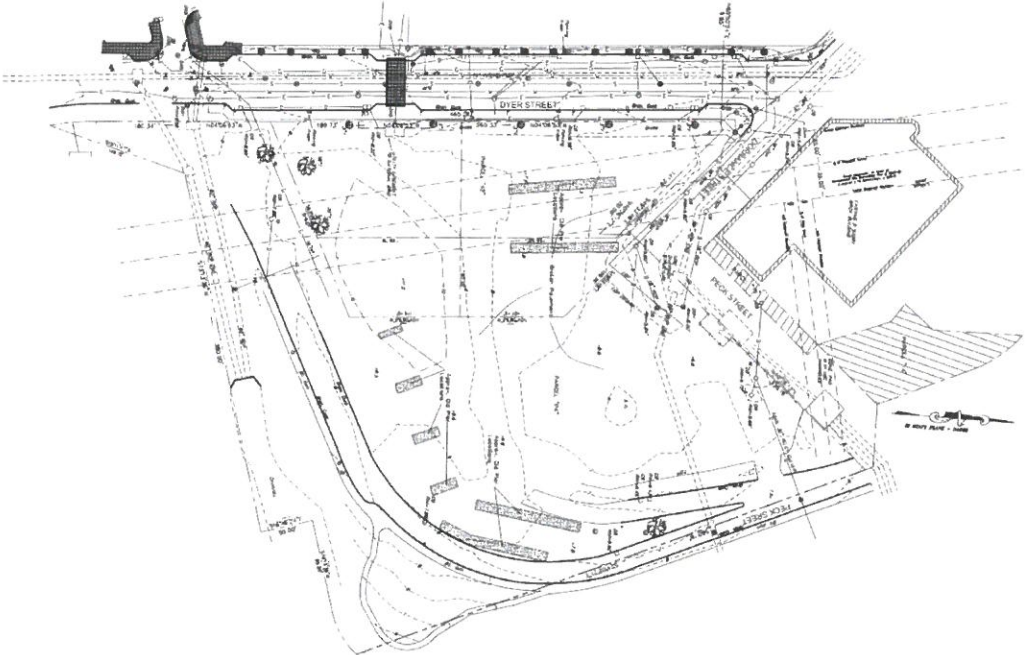
**ISSUED FOR DDRC REVIEW  
25 MARCH 2019**

[BI]



ORIGINAL PARCEL DATA		NEW PARCEL DATA	
Parcel 42	1-195 REDEVELOPMENT DISTRICT 4,107 SQ. FT. 1.08 ACRES	Parcel 43	1-195 REDEVELOPMENT DISTRICT 1,017 SQ. FT. 0.23 ACRES
Parcel 44	1-195 REDEVELOPMENT DISTRICT 2,092 SQ. FT. 0.48 ACRES	Parcel 45	1-195 REDEVELOPMENT DISTRICT 1,814 SQ. FT. 0.42 ACRES

PARCEL DATA		PARCEL DATA	
Parcel 42	1-195 REDEVELOPMENT DISTRICT 4,107 SQ. FT. 1.08 ACRES	Parcel 43	1-195 REDEVELOPMENT DISTRICT 1,017 SQ. FT. 0.23 ACRES
Parcel 44	1-195 REDEVELOPMENT DISTRICT 2,092 SQ. FT. 0.48 ACRES	Parcel 45	1-195 REDEVELOPMENT DISTRICT 1,814 SQ. FT. 0.42 ACRES



**NOTES:**

1. THE PROJECT SITE IS LOCATED WITHIN THE "C" ZONE AND IS PROTECTED BY AN EASEMENT THAT WAS FILED WITH THE CITY OF PROVIDENCE OFFICE OF PERMITS AND DEVELOPMENT ON 08/08/2013. THE EASEMENT IS FOR THE YEAR 2013 TO 2018.
2. THE SUBDIVISION IS IN THE ZONE AND THE CITY OF PROVIDENCE OFFICE OF PERMITS AND DEVELOPMENT HAS REVIEWED THE SUBDIVISION PLAN AND HAS DETERMINED THAT THE SUBDIVISION IS IN COMPLIANCE WITH THE CITY OF PROVIDENCE OFFICE OF PERMITS AND DEVELOPMENT REGULATIONS AND THE CITY OF PROVIDENCE ZONING ORDINANCE.
3. THE SUBDIVISION IS IN THE ZONE AND THE CITY OF PROVIDENCE OFFICE OF PERMITS AND DEVELOPMENT HAS REVIEWED THE SUBDIVISION PLAN AND HAS DETERMINED THAT THE SUBDIVISION IS IN COMPLIANCE WITH THE CITY OF PROVIDENCE OFFICE OF PERMITS AND DEVELOPMENT REGULATIONS AND THE CITY OF PROVIDENCE ZONING ORDINANCE.

**GENERAL LEGEND & ABBREVIATIONS**

1/4" = 1'-0"	1" = 10'-0"	1" = 20'-0"	1" = 30'-0"
1" = 40'-0"	1" = 50'-0"	1" = 60'-0"	1" = 70'-0"
1" = 80'-0"	1" = 90'-0"	1" = 100'-0"	1" = 110'-0"
1" = 120'-0"	1" = 130'-0"	1" = 140'-0"	1" = 150'-0"

**PLAN REFERENCES:**

1. THE SUBDIVISION IS IN THE ZONE AND THE CITY OF PROVIDENCE OFFICE OF PERMITS AND DEVELOPMENT HAS REVIEWED THE SUBDIVISION PLAN AND HAS DETERMINED THAT THE SUBDIVISION IS IN COMPLIANCE WITH THE CITY OF PROVIDENCE OFFICE OF PERMITS AND DEVELOPMENT REGULATIONS AND THE CITY OF PROVIDENCE ZONING ORDINANCE.



**DESCRIPTION:**

THE SUBDIVISION IS IN THE ZONE AND THE CITY OF PROVIDENCE OFFICE OF PERMITS AND DEVELOPMENT HAS REVIEWED THE SUBDIVISION PLAN AND HAS DETERMINED THAT THE SUBDIVISION IS IN COMPLIANCE WITH THE CITY OF PROVIDENCE OFFICE OF PERMITS AND DEVELOPMENT REGULATIONS AND THE CITY OF PROVIDENCE ZONING ORDINANCE.

**SUBDIVISION PLAN**  
FOR  
**I-195 REDEVELOPMENT DISTRICT**  
**PARCELS 42 & P4**  
SITUATED ON  
**DYER STREET AND PECK STREET**  
PROVIDENCE, RHODE ISLAND  
PREPARED FOR  
**THE FANE ORGANIZATION**

NO.	REVISION	BY	DATE

**GAROFALO & ASSOCIATES, INC.**  
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS  
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

85 CORLISS STREET  
P.O. BOX 6145  
PROVIDENCE, RI 02948  
TEL. 691-272-6000

**1**  
OF 1 SHEETS

**SITE SURVEY**

ISSUED FOR DDRC REVIEW - 25 MARCH 2019



**HOPE POINT**  
250 Dyer St, Providence Rhode Island



ISSUED FOR DDRC REVIEW - 25 MARCH 2019



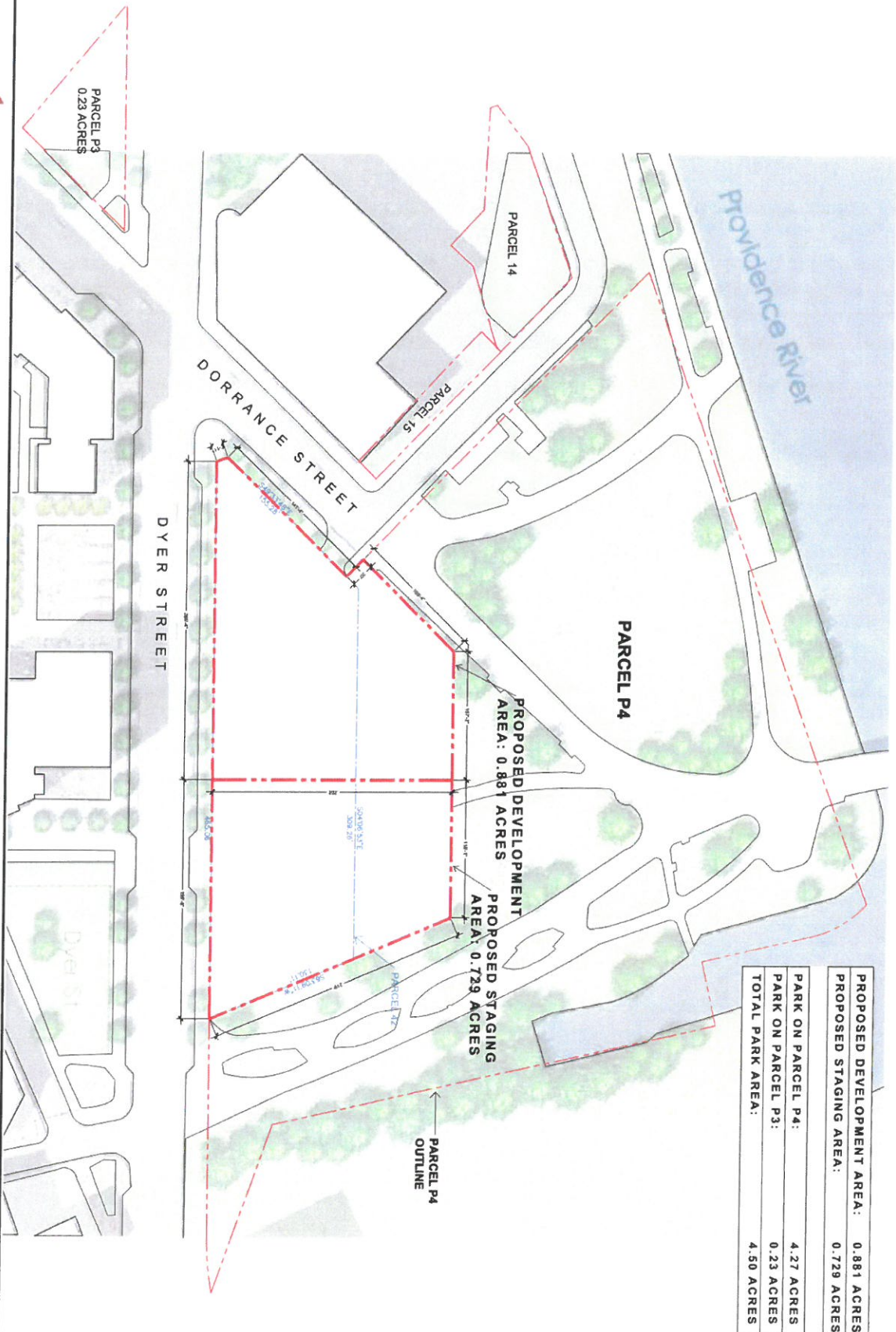
**HOPE POINT**  
250 Dyer St, Providence Rhode Island



**MAP 1: PROPOSED SITE BOUNDARIES**

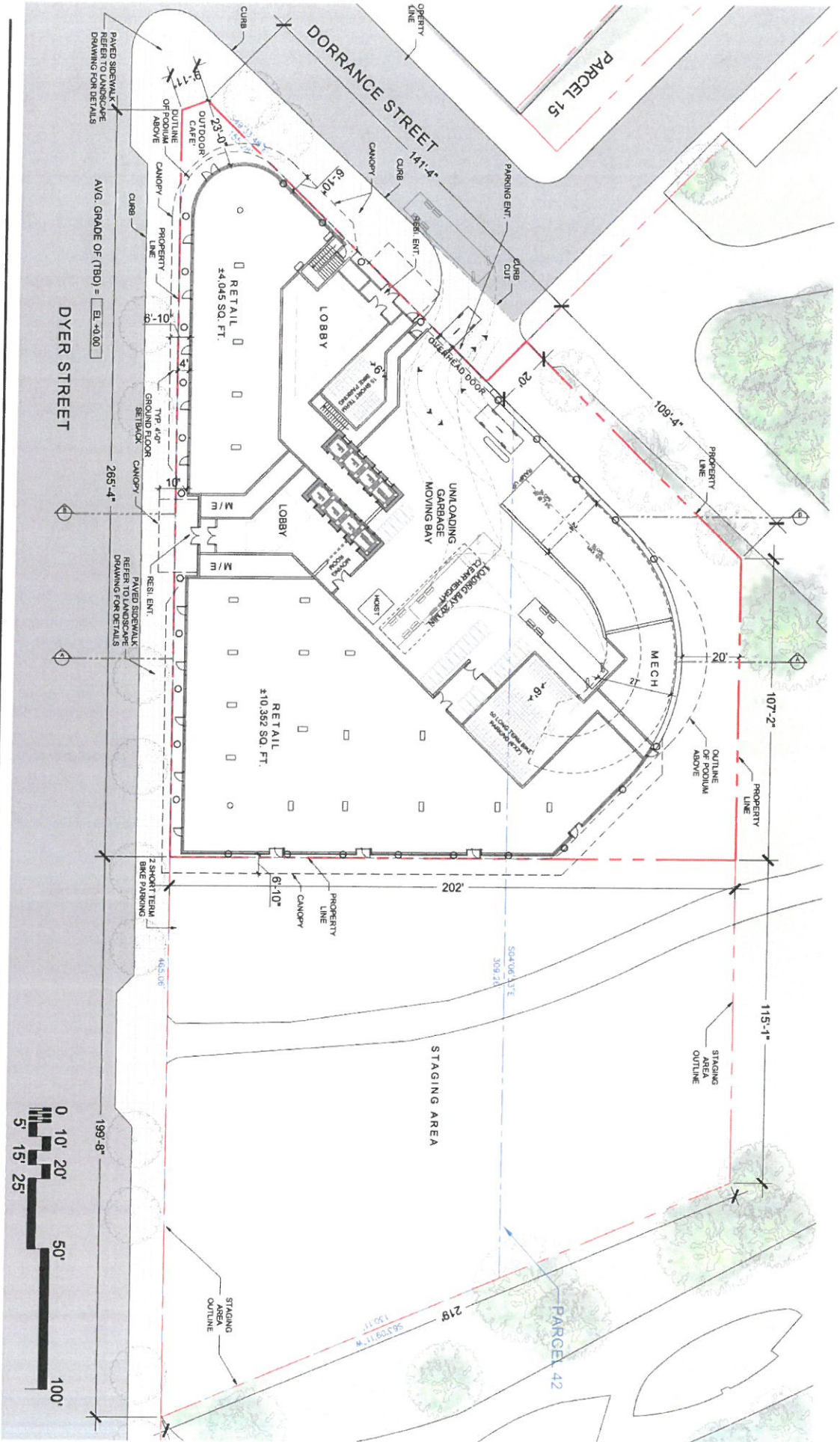


ISSUED FOR DDRC REVIEW - 25 MARCH 2019







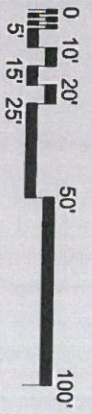


**HOPE POINT**  
 250 Dyer St, Providence Rhode Island



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PODIUM GROUND FLOOR PLAN

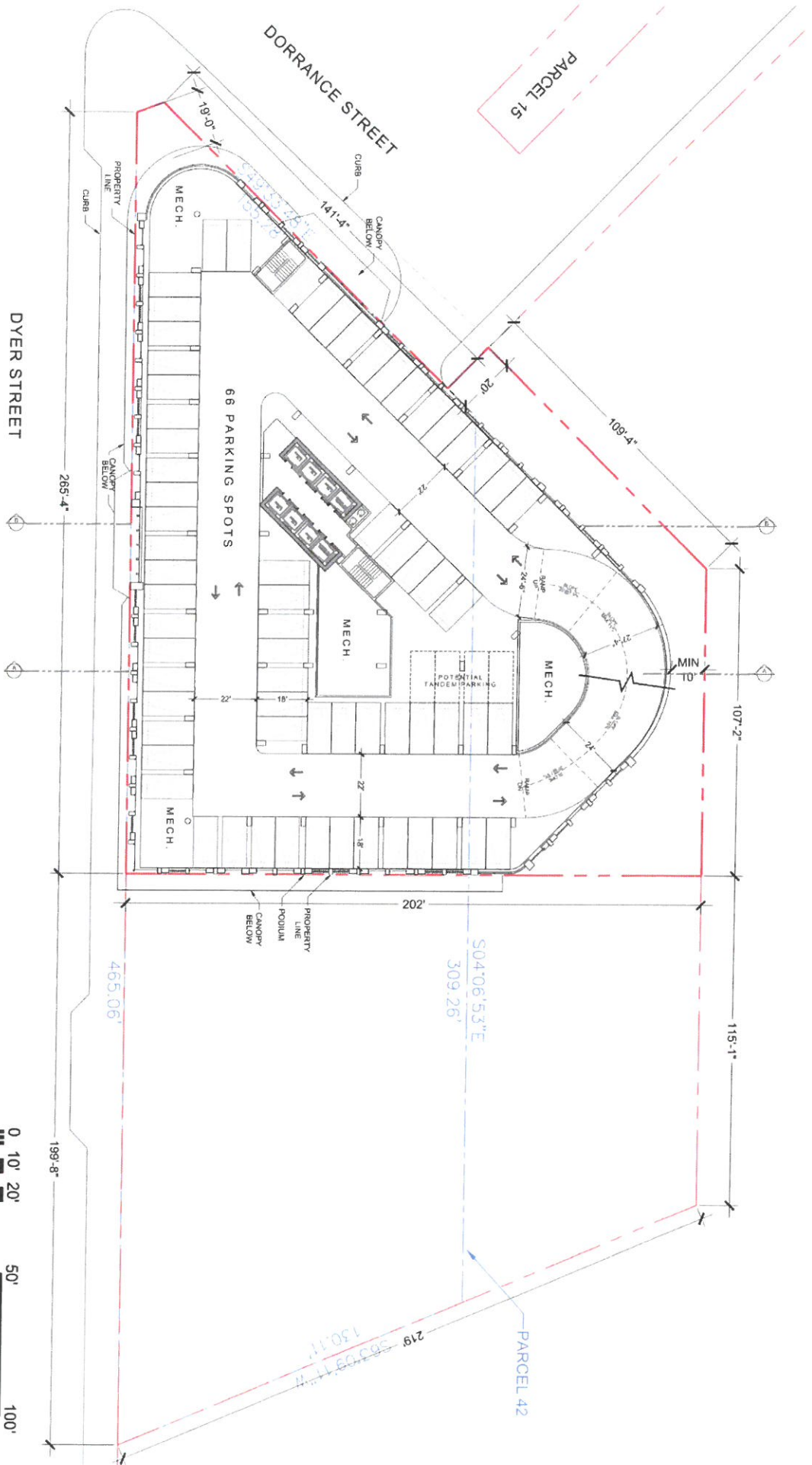




**HOPE POINT**  
250 Dyer St. Providence Rhode Island

**PODIUM TYPICAL PLAN - TOTAL #329 PARKING SPOTS**

ISSUED FOR DDRC REVIEW - 25 MARCH 2019

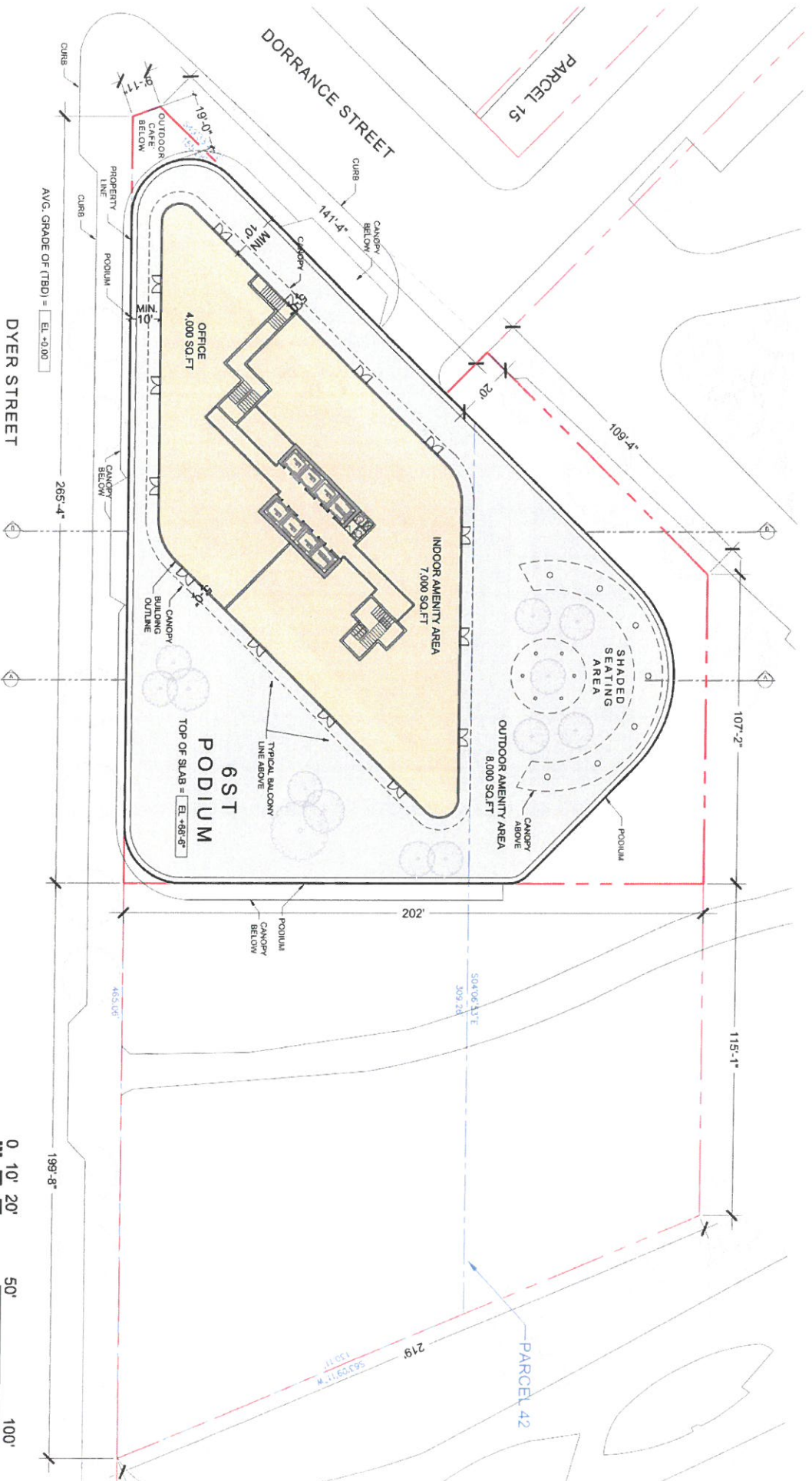




**HOPE POINT**  
250 Dyer St, Providence Rhode Island

**LEVEL 7 AMENITY FLOOR PLAN (PODIUM ROOF)**

ISSUED FOR DDRC REVIEW - 25 MARCH 2019

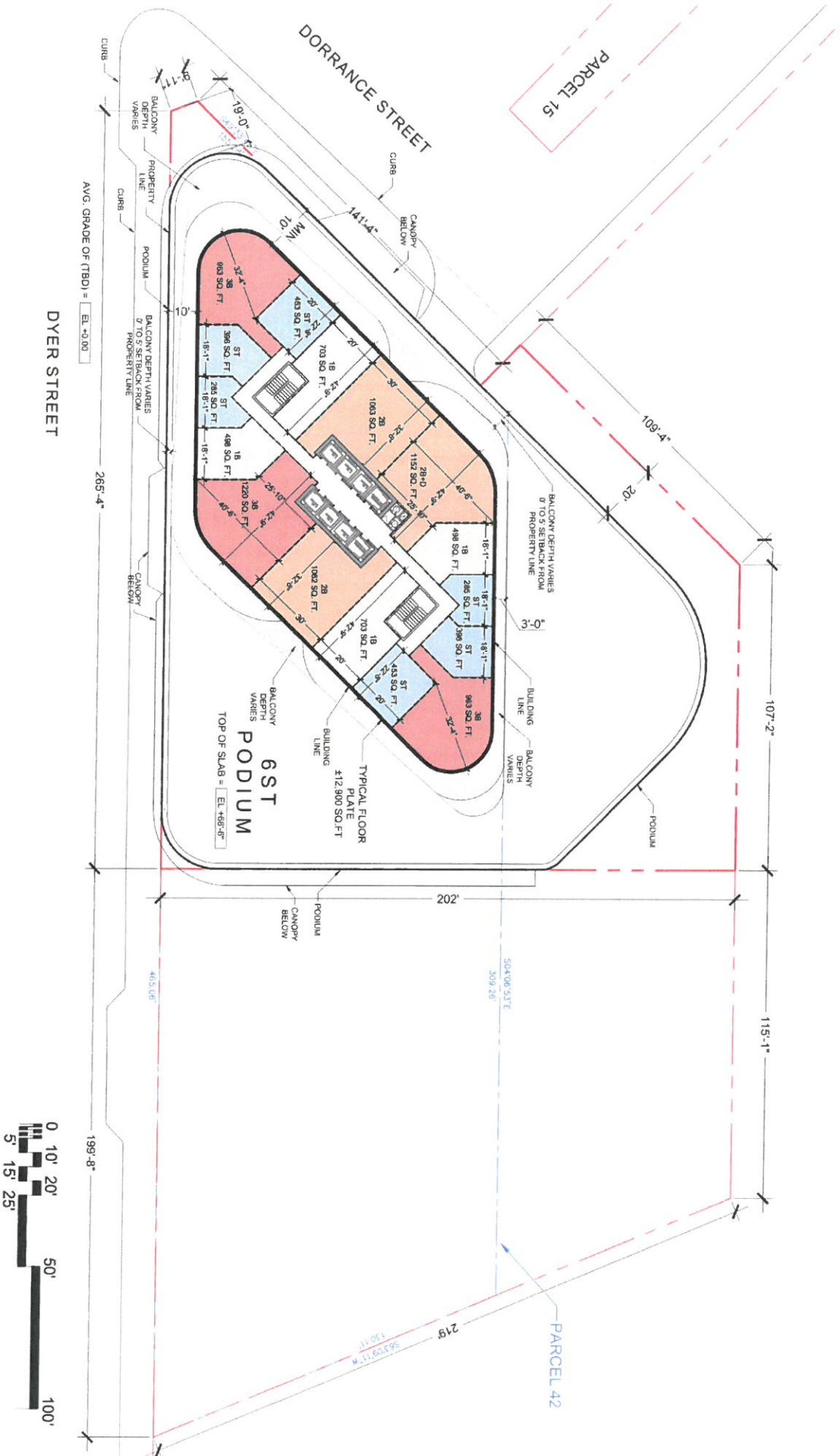




**HOPE POINT**  
250 Dyer St, Providence Rhode Island

TOWER TYPICAL PLAN

ISSUED FOR DDRC REVIEW - 25 MARCH 2019

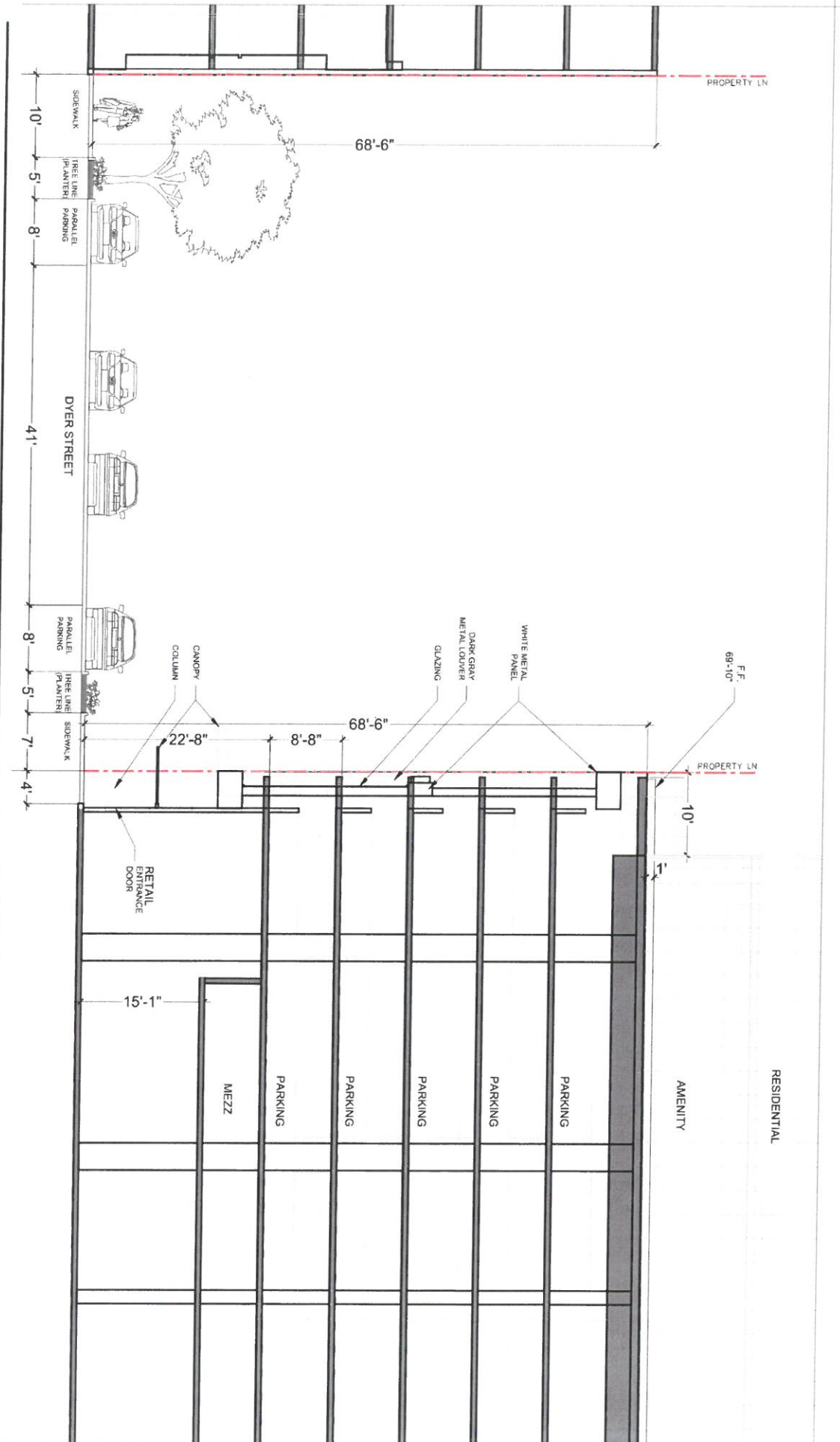


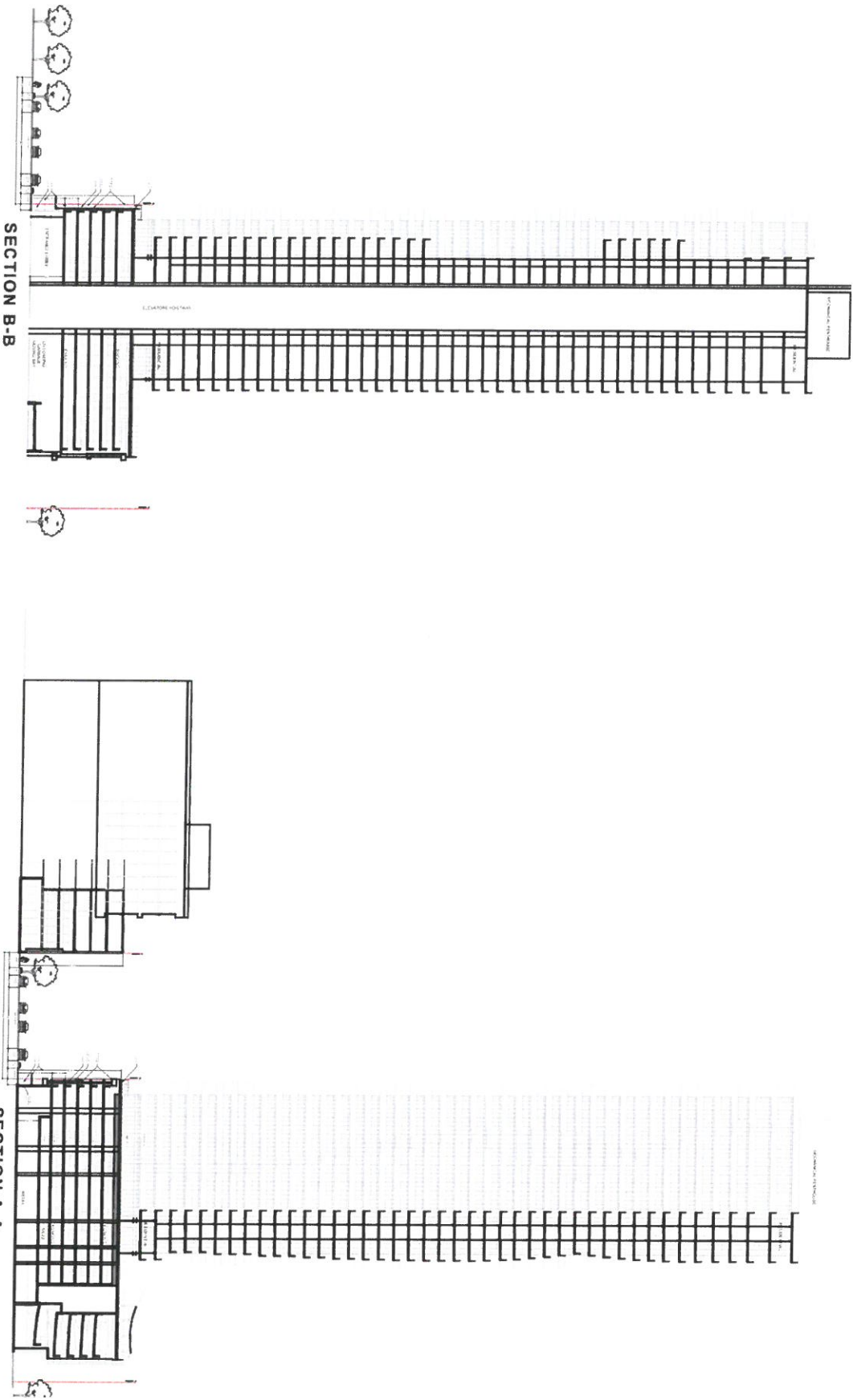


HOPE POINT  
250 Dyer St, Providence Rhode Island

ISSUED FOR DDRC REVIEW - 25 MARCH 2019

ILLUSTRATIVE SITE TYPICAL SECTION





SECTION B-B

SECTION A-A



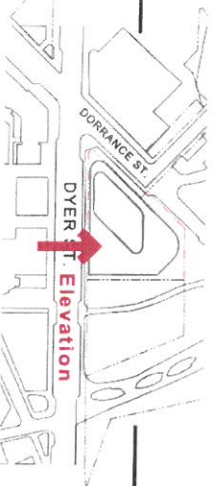
HOPE POINT  
250 Dyer St, Providence Rhode Island

ILLUSTRATIVE BUILDING SECTIONS

ISSUED FOR DDRC REVIEW - 25 MARCH 2019

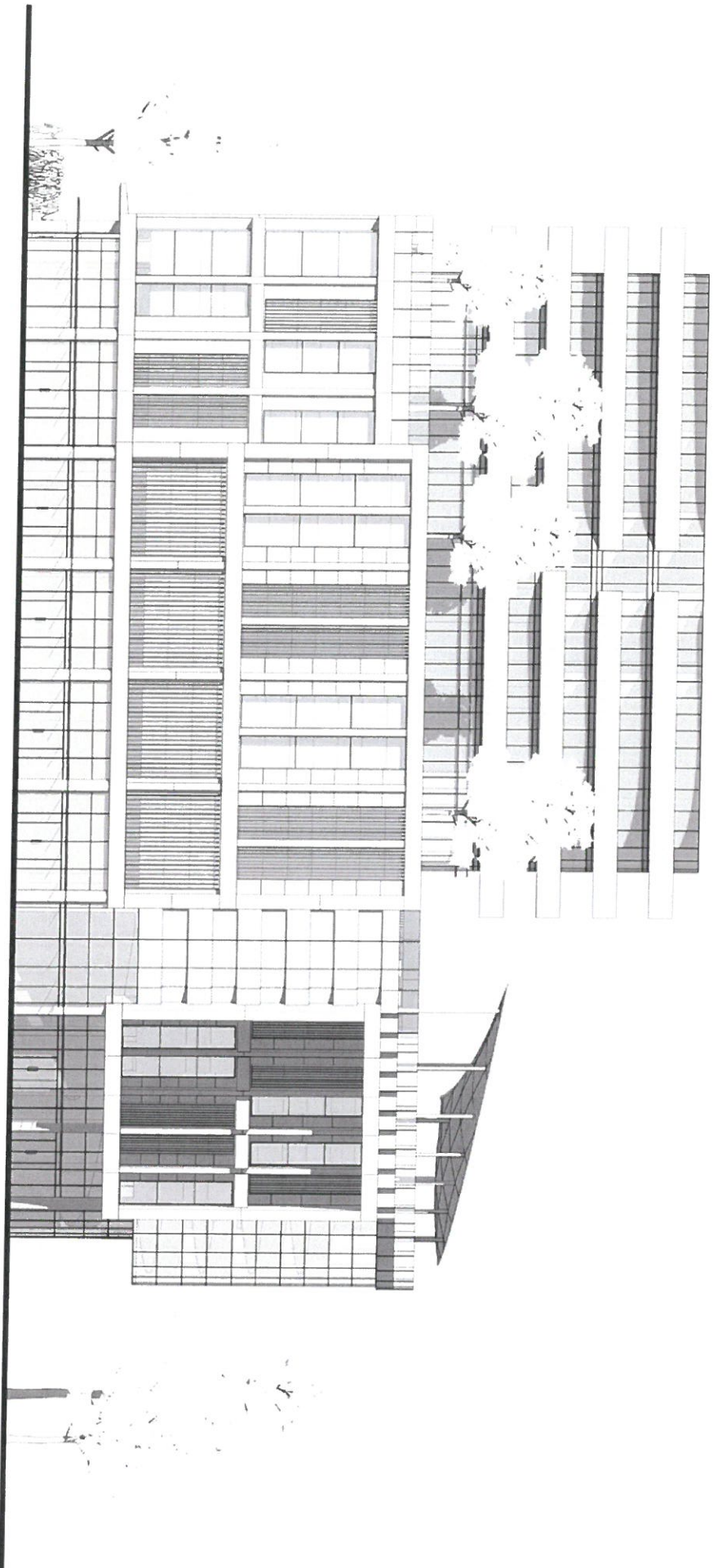


**HOPE POINT**  
250 Dyer St, Providence Rhode Island



ISSUED FOR DDRC REVIEW - 25 MARCH 2019

ELEVATION-1



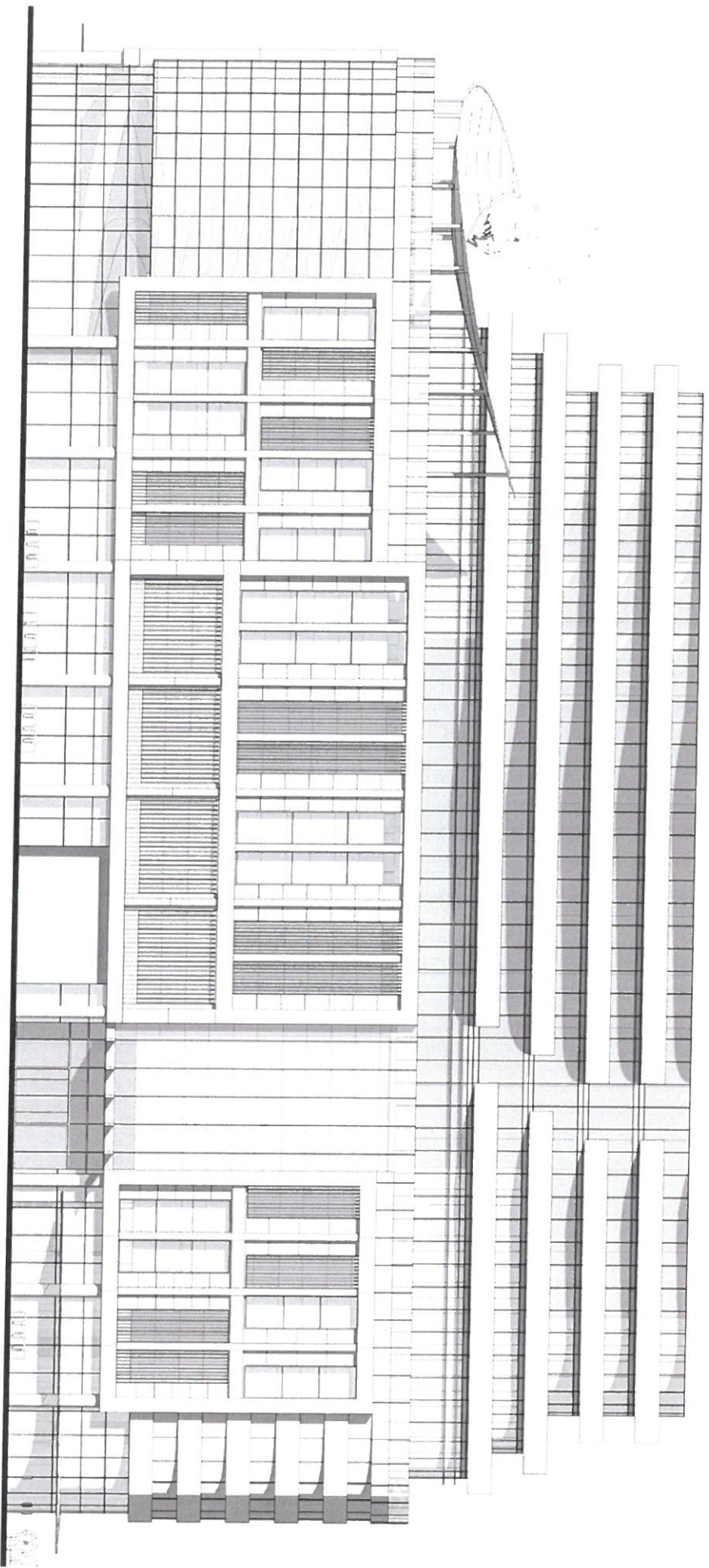
**HOPE POINT**  
250 Dyer St, Providence Rhode Island



ISSUED FOR DDRC REVIEW - 25 MARCH 2019

ELEVATION-2

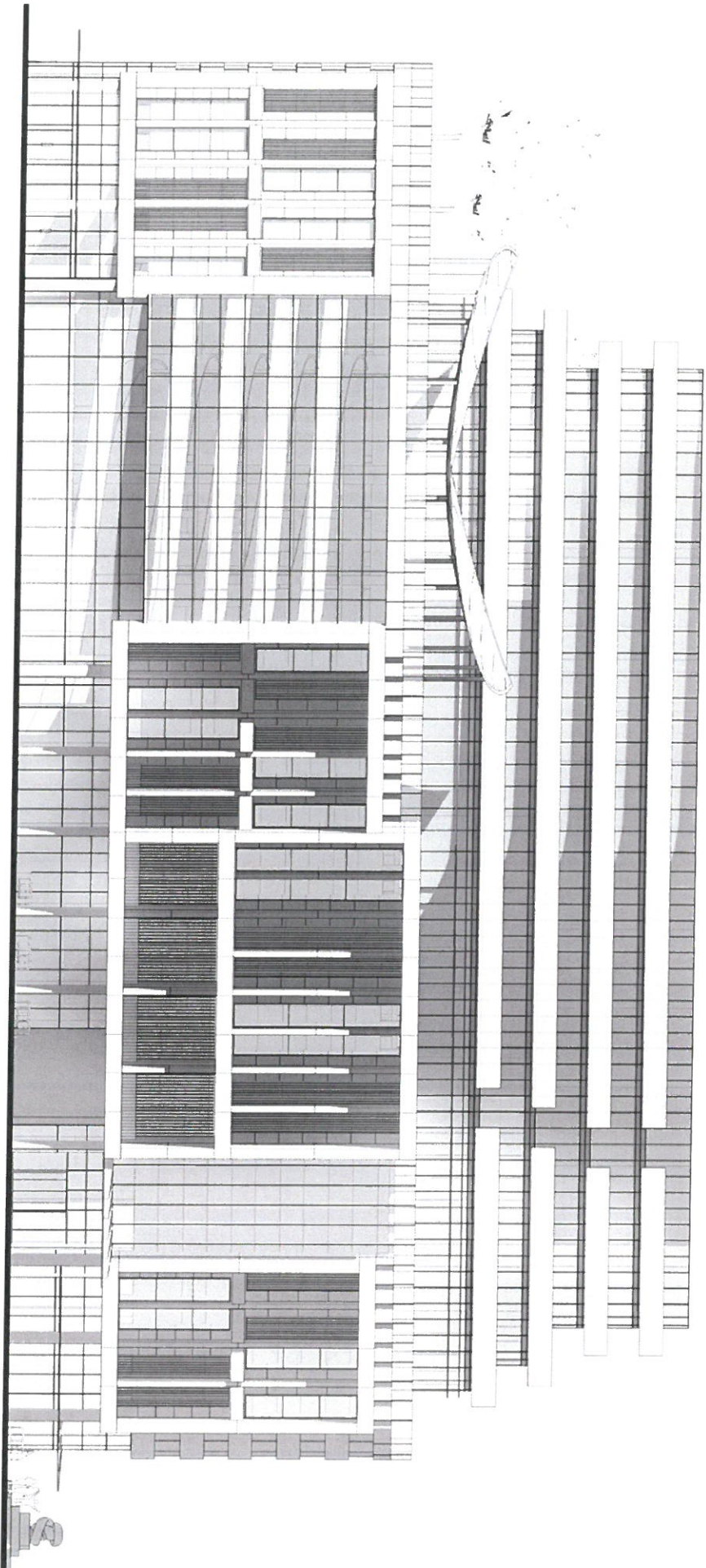




**HOPE POINT**  
250 Dyer St, Providence Rhode Island

ELEVATION-3

ISSUED FOR DDRC REVIEW - 25 MARCH 2019



**HOPE POINT**  
250 Dyer St, Providence Rhode Island

ELEVATION-4

ISSUED FOR DDRC REVIEW - 25 MARCH 2019



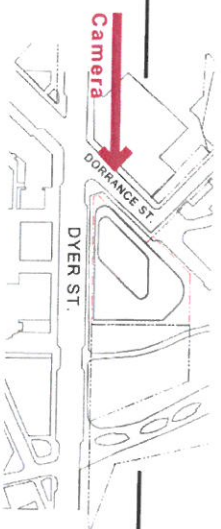
**HOPE POINT**  
250 Dyer St, Providence Rhode Island



**STREET VIEW OPTION A**  
ISSUED FOR DDRC REVIEW - 25 MARCH 2019

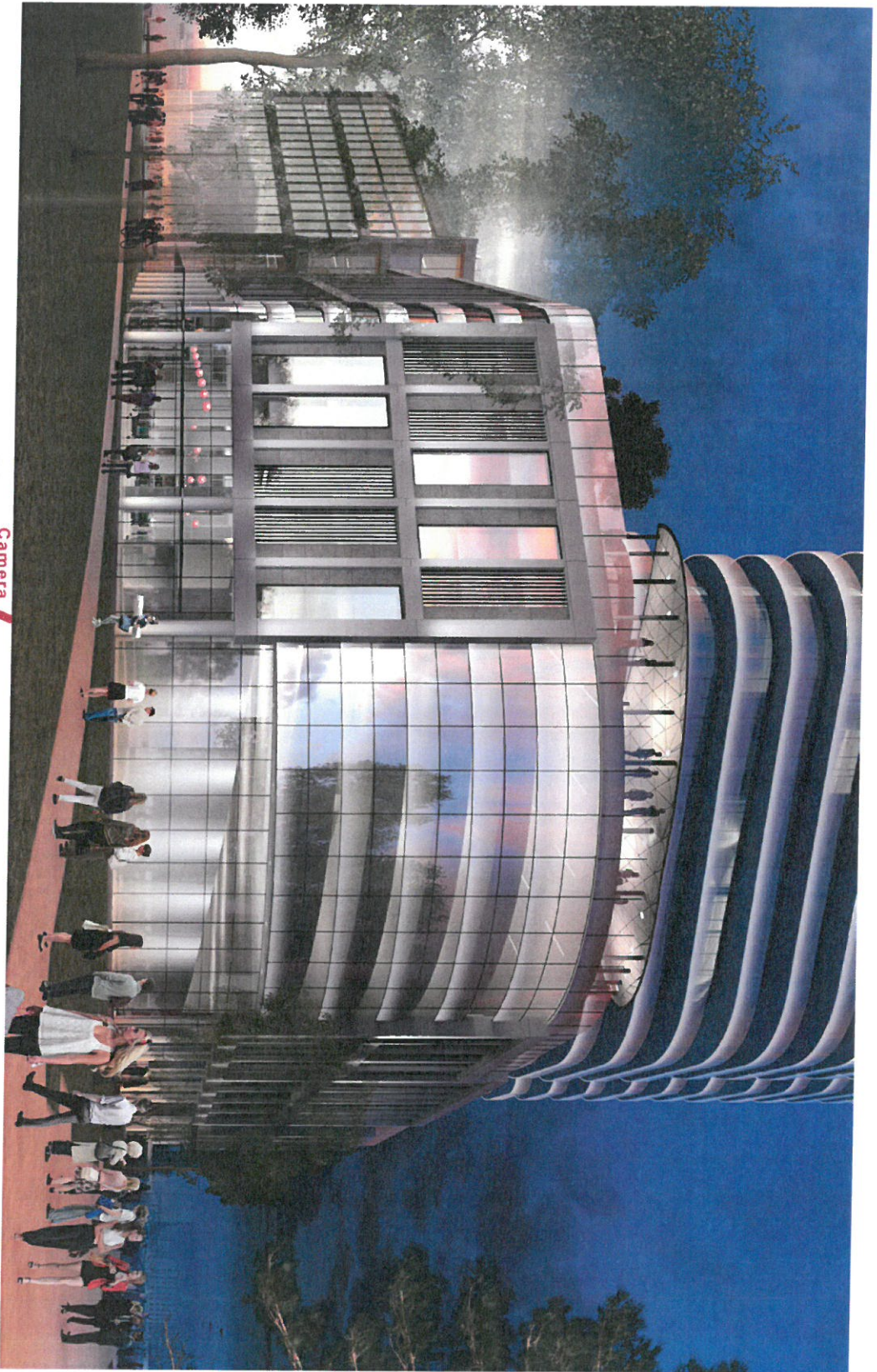


**HOPE POINT**  
250 Dyer St, Providence Rhode Island



**STREET VIEW OPTION A**

**ISSUED FOR DDRC REVIEW - 25 MARCH 2019**

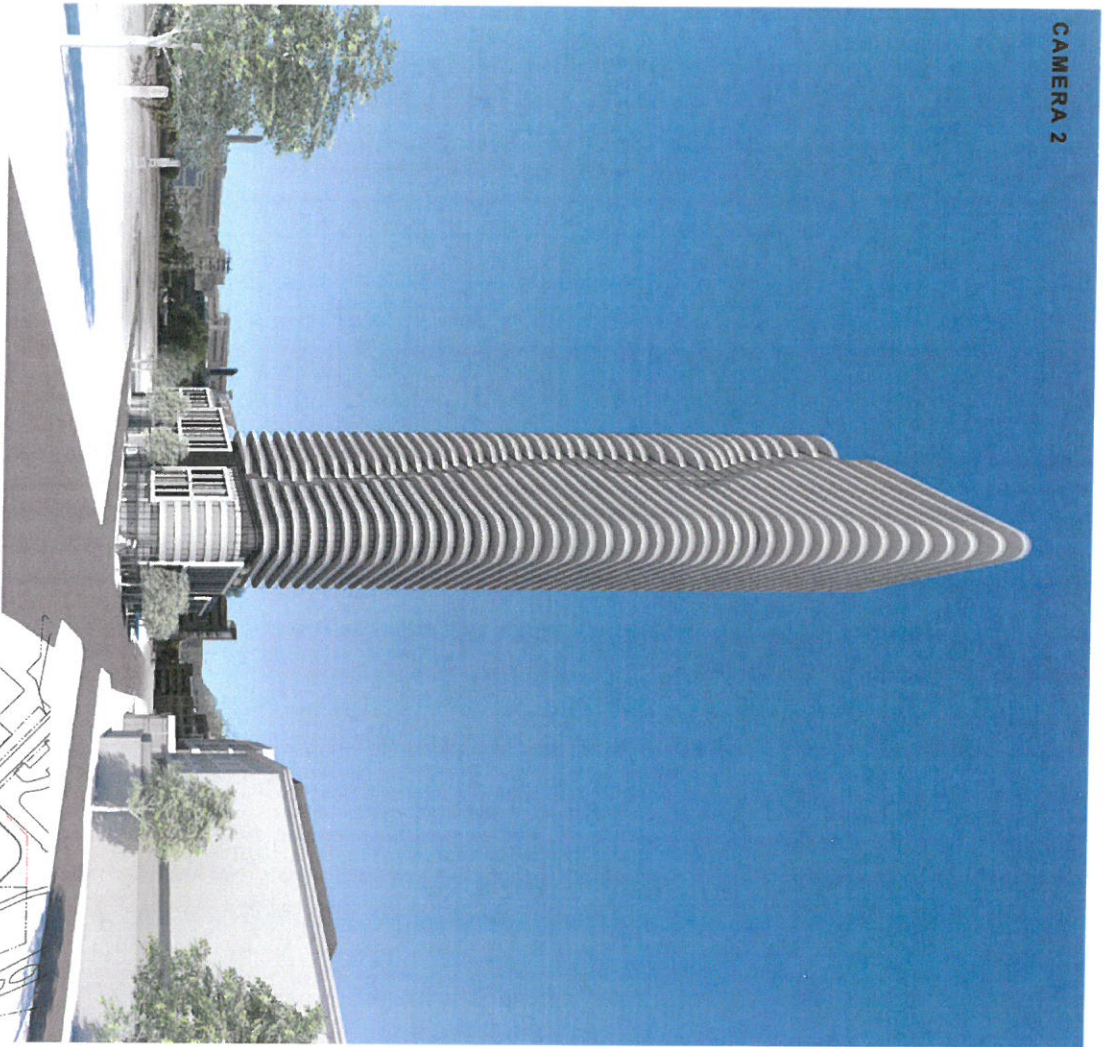


**HOPE POINT**  
250 Dyer St, Providence Rhode Island



VIEW FROM PARK TOWARDS WEST  
ISSUED FOR DDRC REVIEW - 25 MARCH 2019

CAMERA 2



CAMERA 1

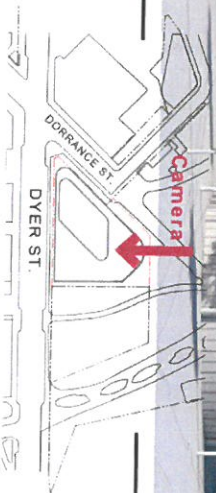
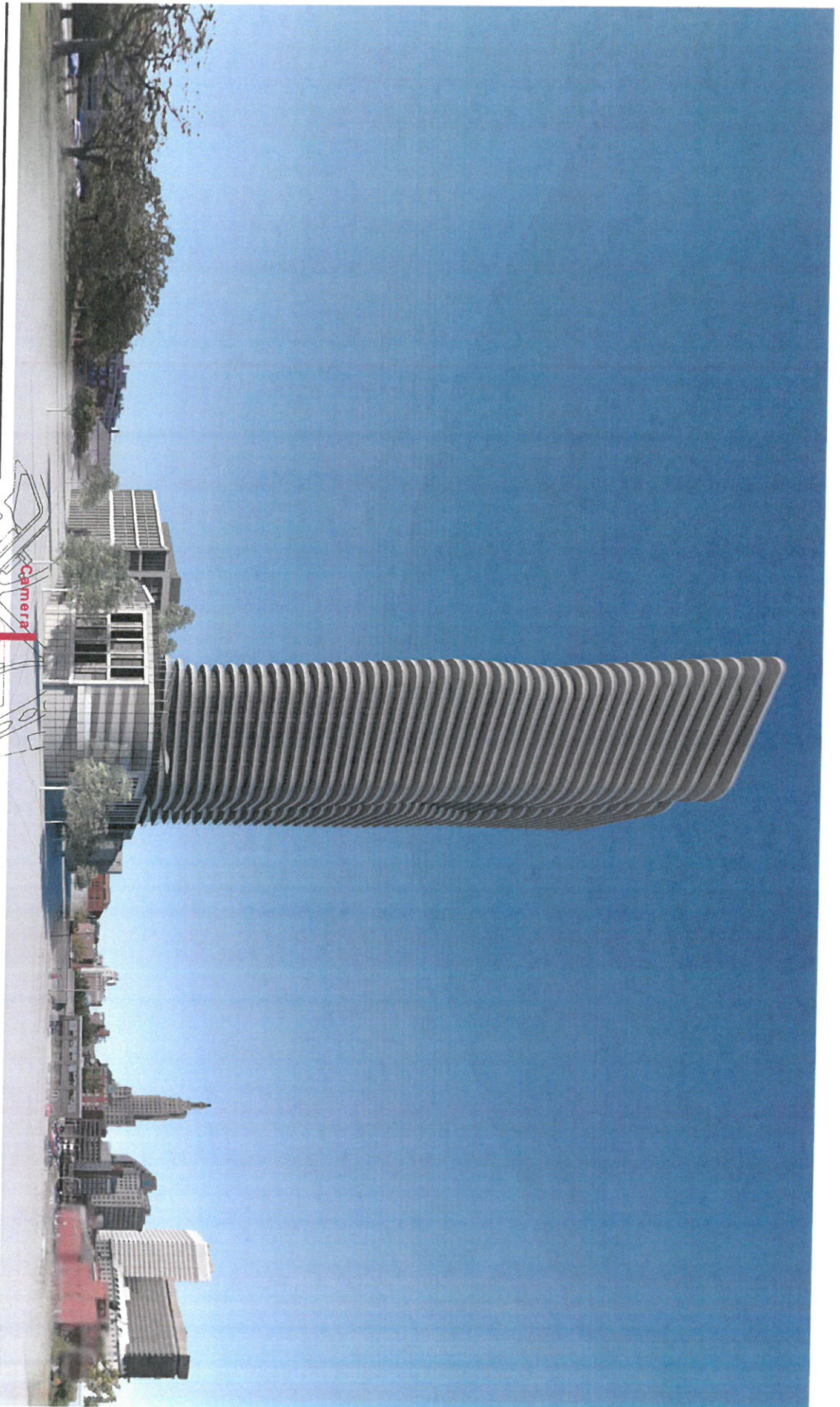


**IBI**  
**HOPE POINT**  
 250 Dyer St, Providence Rhode Island



DYER STREET VIEWS

ISSUED FOR DDRC REVIEW - 25 MARCH 2019

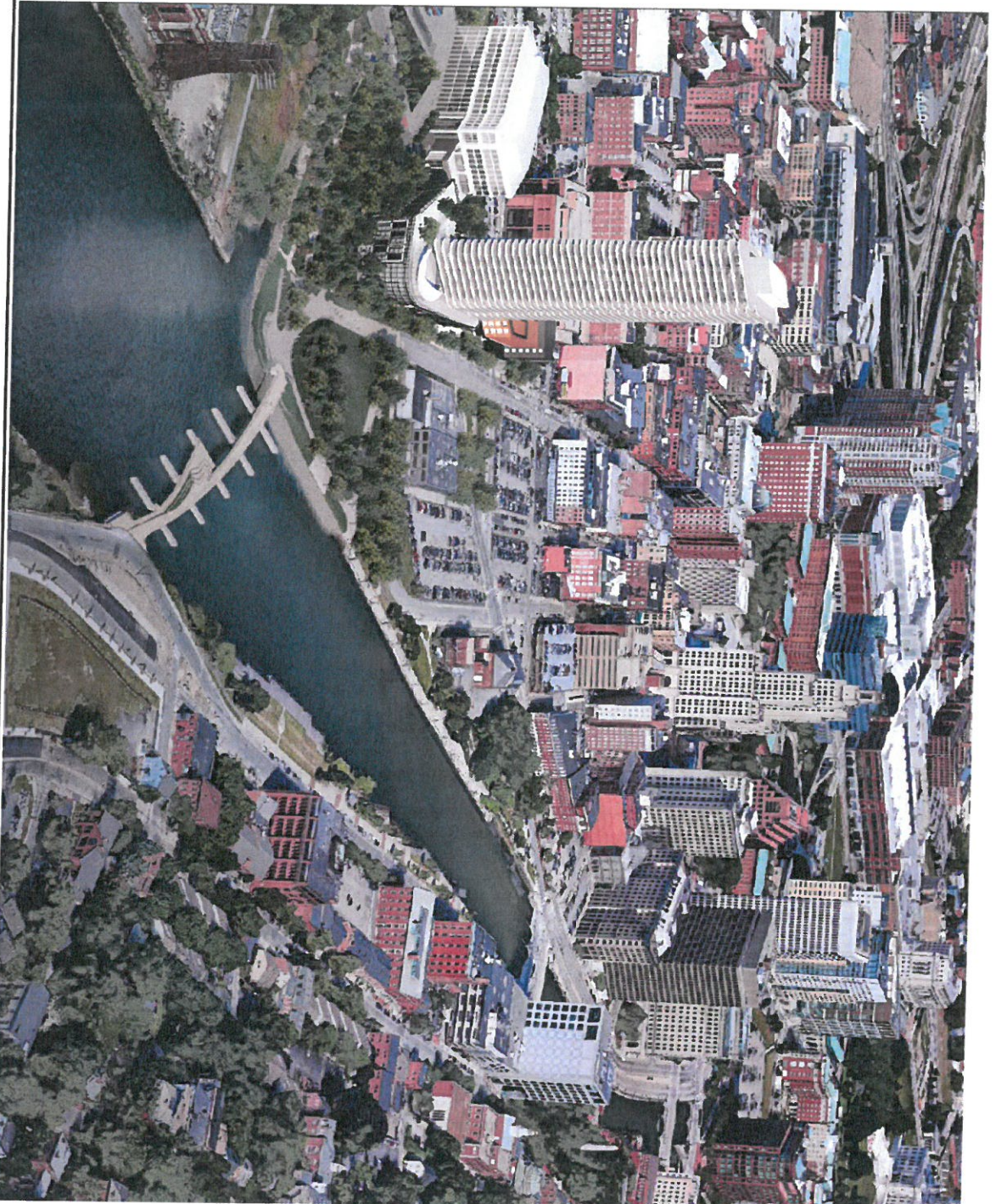


IBI

**HOPE POINT**  
250 Dyer St, Providence Rhode Island

VIEW FROM PARK TOWARDS WEST

ISSUED FOR DDRC REVIEW - 25 MARCH 2019



IBI



HOPE POINT

250 Dyer St, Providence Rhode Island

AERIAL VIEW FROM RIVER LOOKING NORTH WEST

ISSUED FOR DDRC REVIEW - 25 MARCH 2019





**HOPE POINT**  
250 Dyer St, Providence Rhode Island

PERSPECTIVE FROM RIVER LOOKING NORTH WEST

ISSUED FOR DDRC REVIEW - 25 MARCH 2019

# **HOPE POINT TOWER**

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**250 Dyer Street, Providence  
Rhode Island**

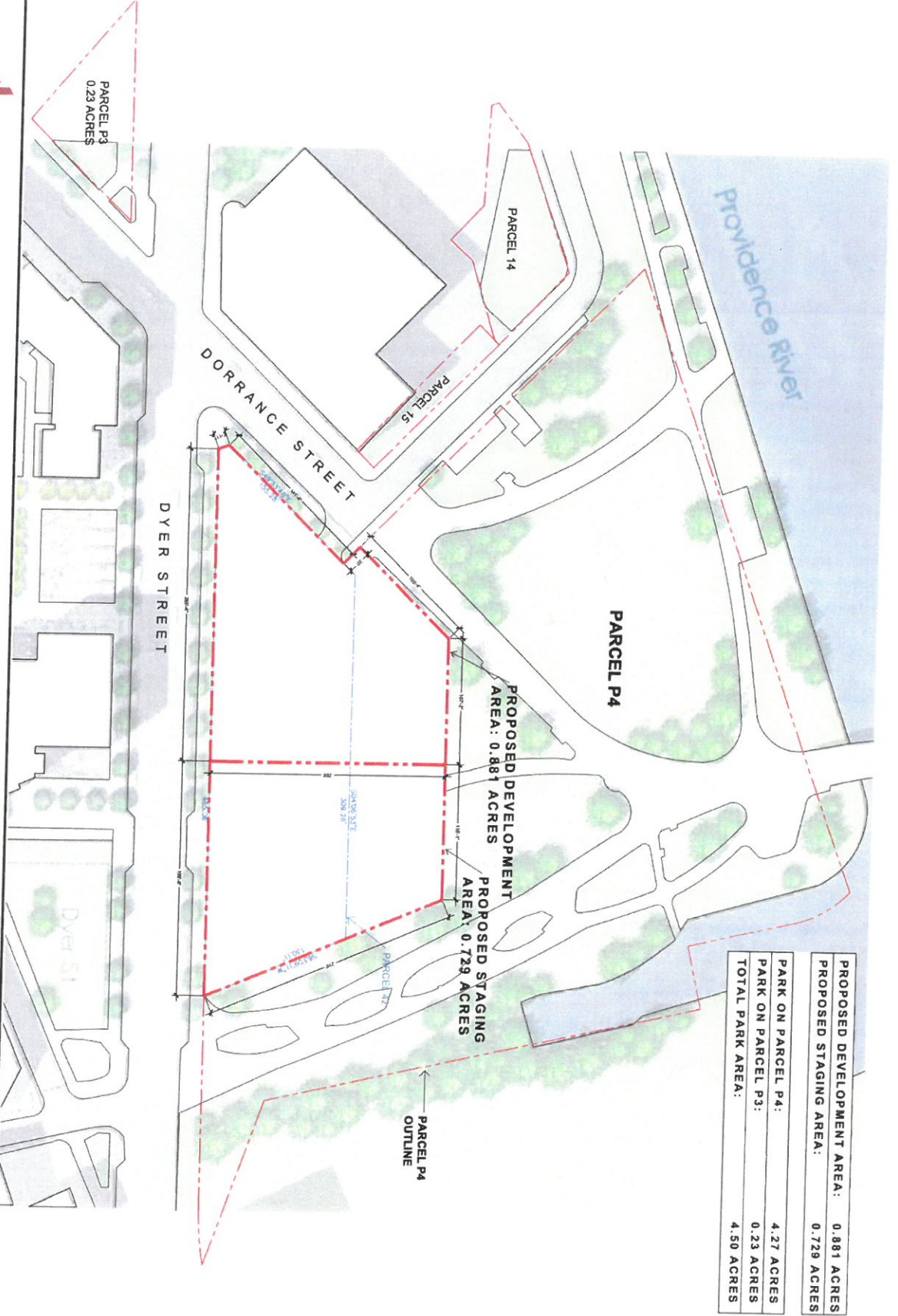
**ISSUED FOR I-195 COMMISSION REVIEW  
26 JULY 2019**







**MAP 1: PROPOSED SITE BOUNDARIES**  
ISSUED FOR REVIEW - 26 JULY 2019



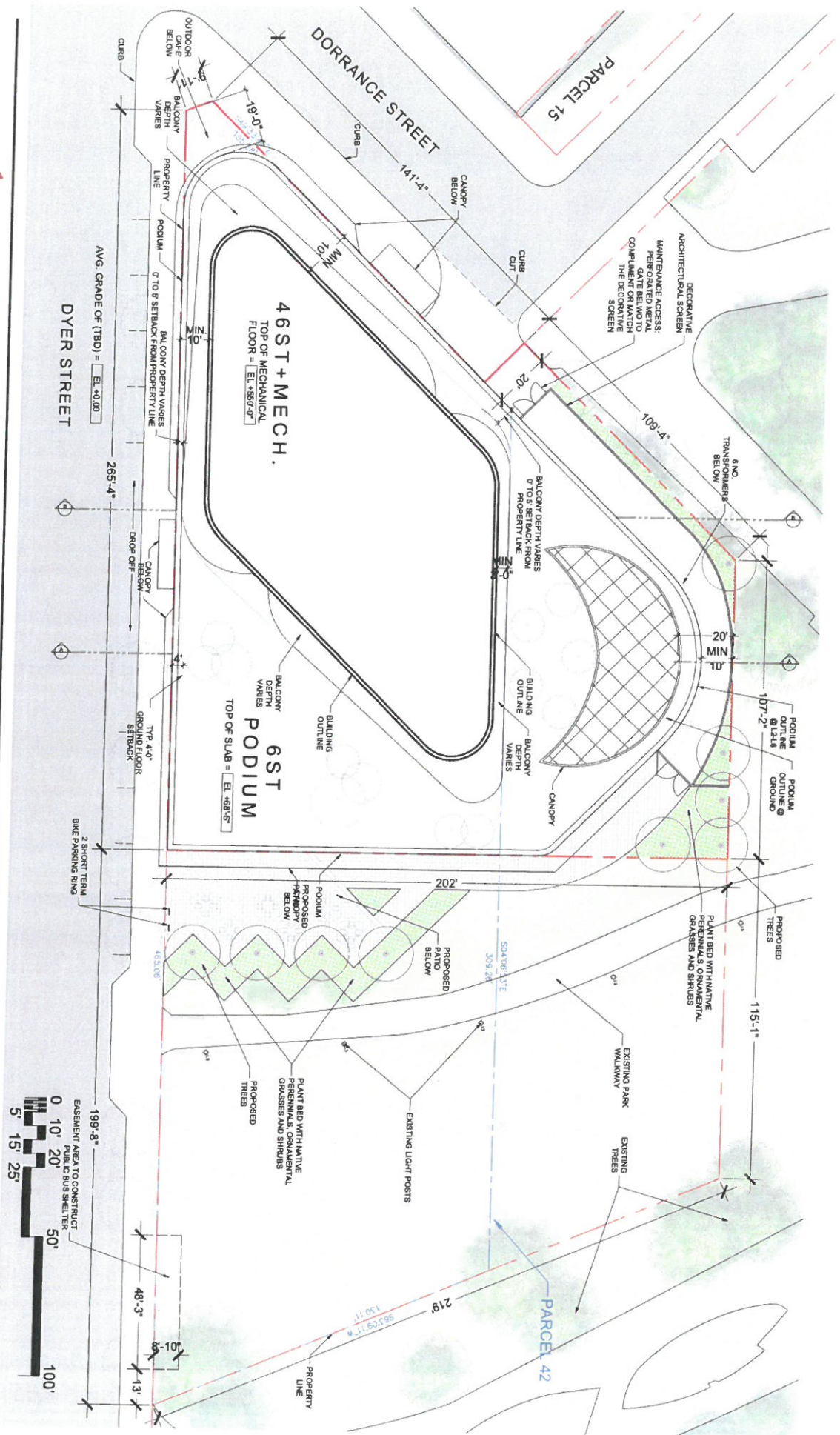


HOPE POINT

250 Dyer St, Providence Rhode Island

MAP 2: PROPOSED ZONING ENVELOPE

ISSUED FOR REVIEW - 26 JULY 2019



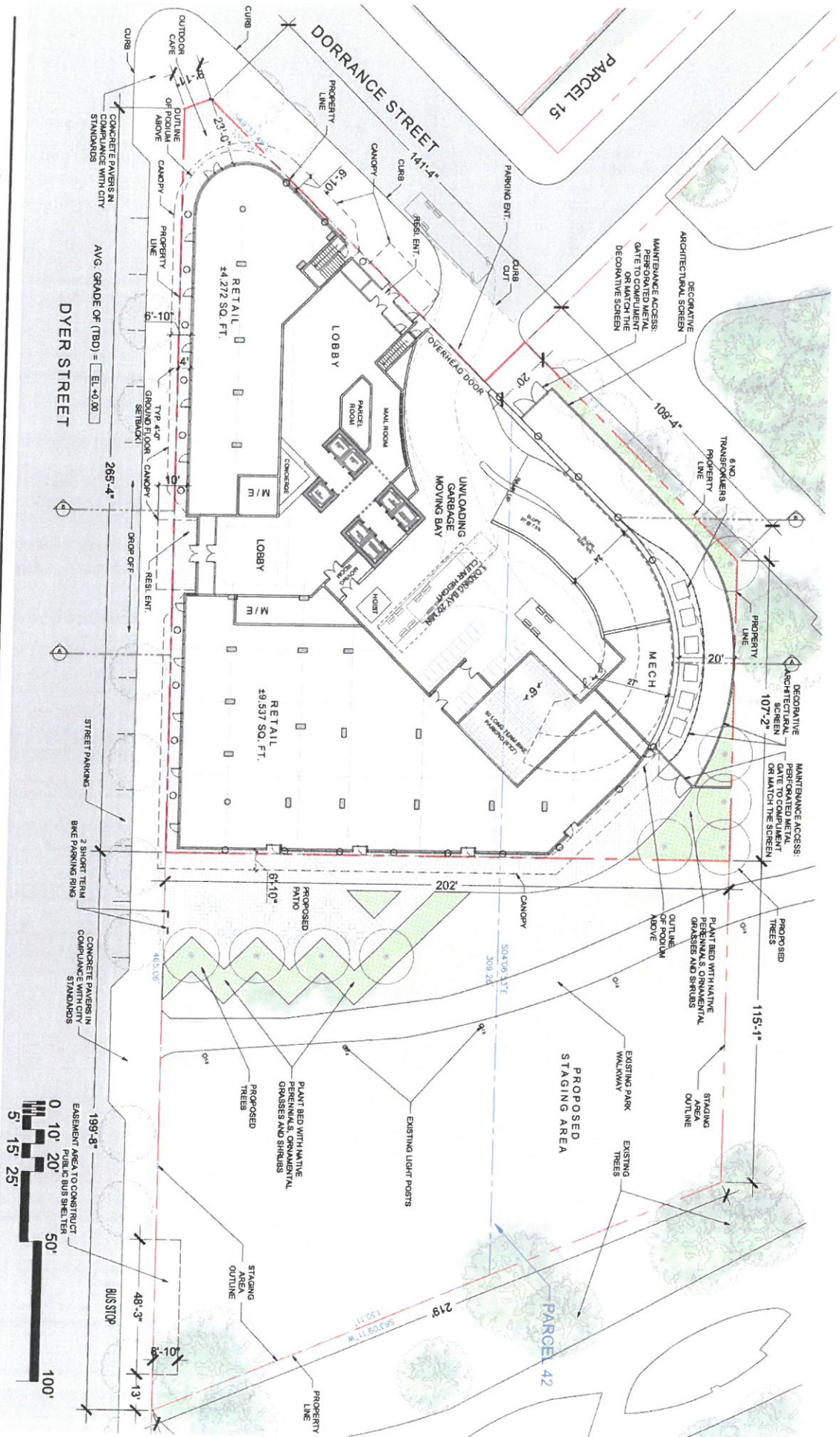


**HOPE POINT**  
250 Dyer St, Providence Rhode Island



ISSUED FOR REVIEW - 26 JULY 2019

**PODIUM GROUND FLOOR PLAN**



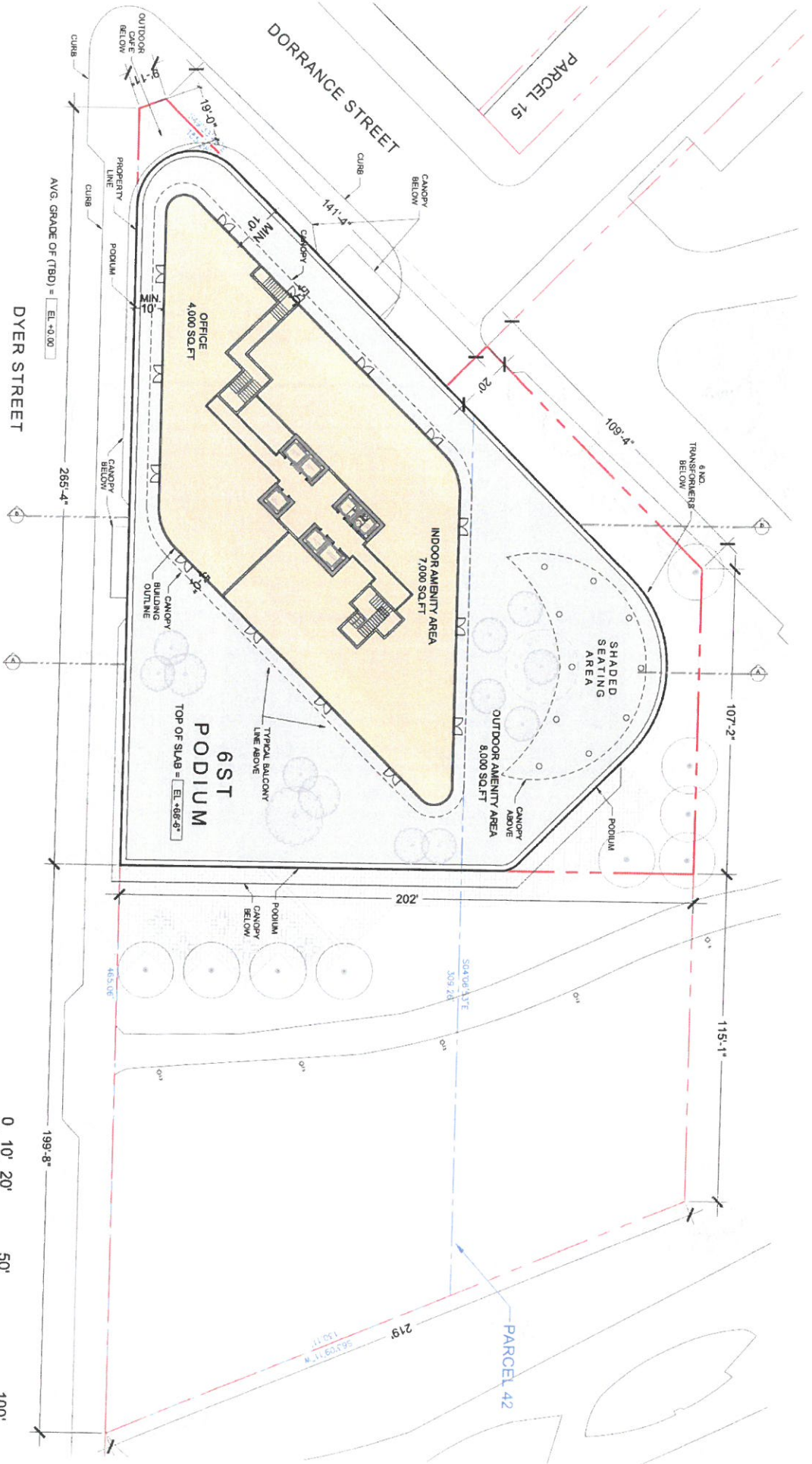




**HOPE POINT**  
250 Dyer St, Providence Rhode Island

**LEVEL 7 AMENITY FLOOR PLAN (PODIUM ROOF)**

ISSUED FOR REVIEW - 26 JULY 2019

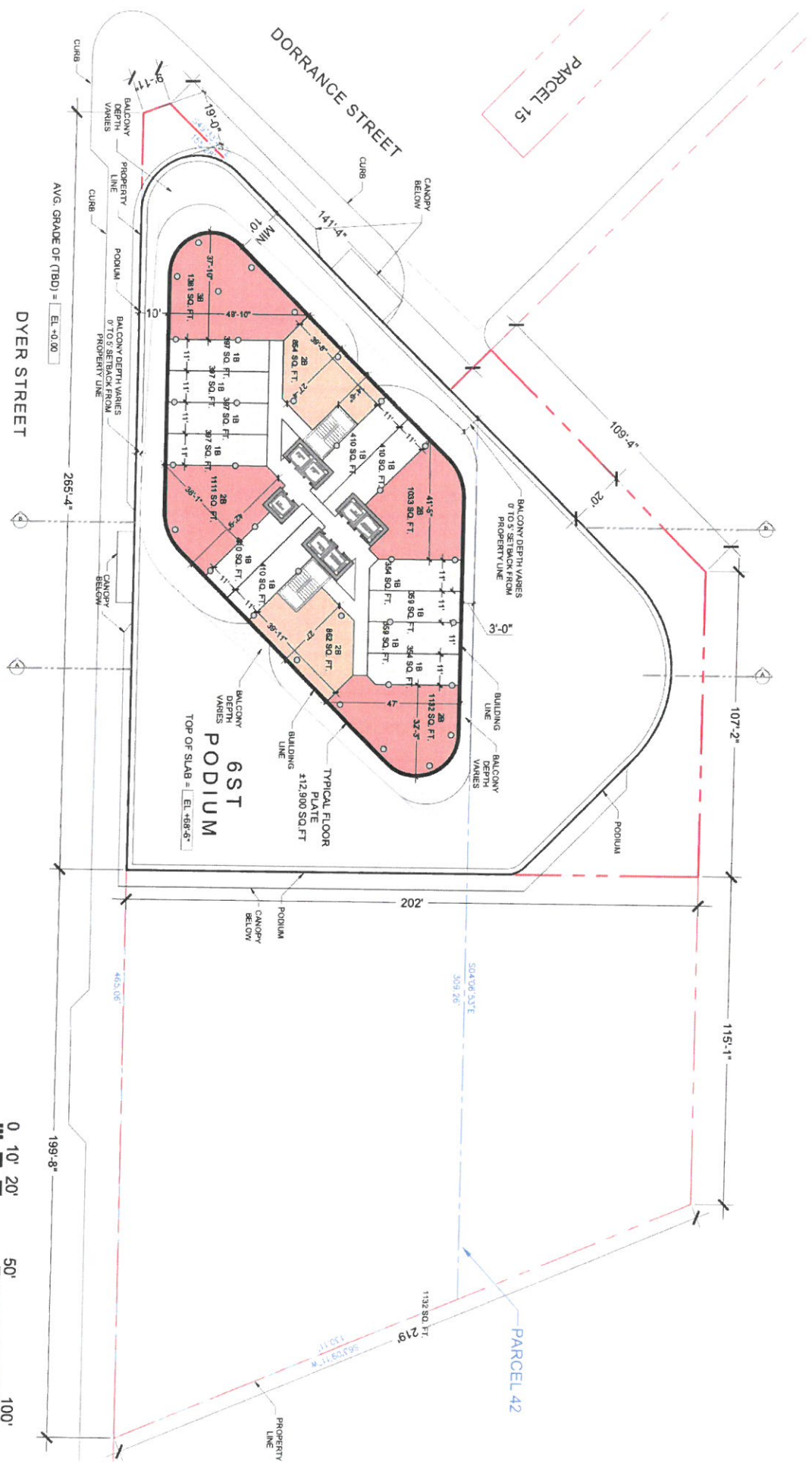






**HOPE POINT**  
250 Dyer St, Providence Rhode Island

**TOWER TYPICAL PLAN**



ISSUED FOR REVIEW - 26 JULY 2019

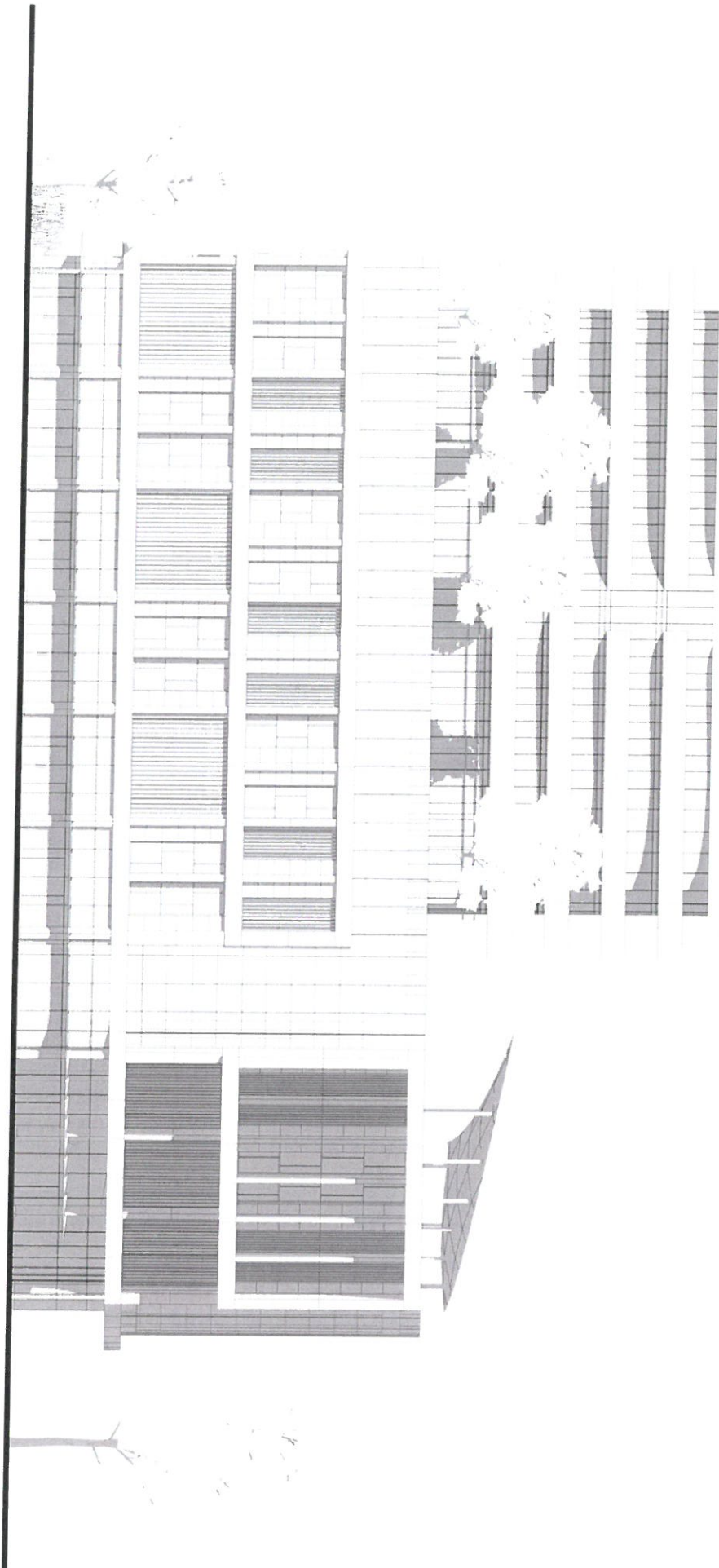


HOPE POINT

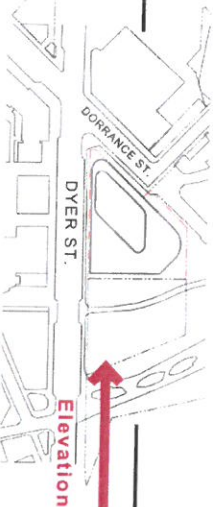
250 Dyer St, Providence Rhode Island

ELEVATION-1

ISSUED FOR REVIEW - 26 JULY 2019



**HOPE POINT**  
250 Dyer St, Providence Rhode Island



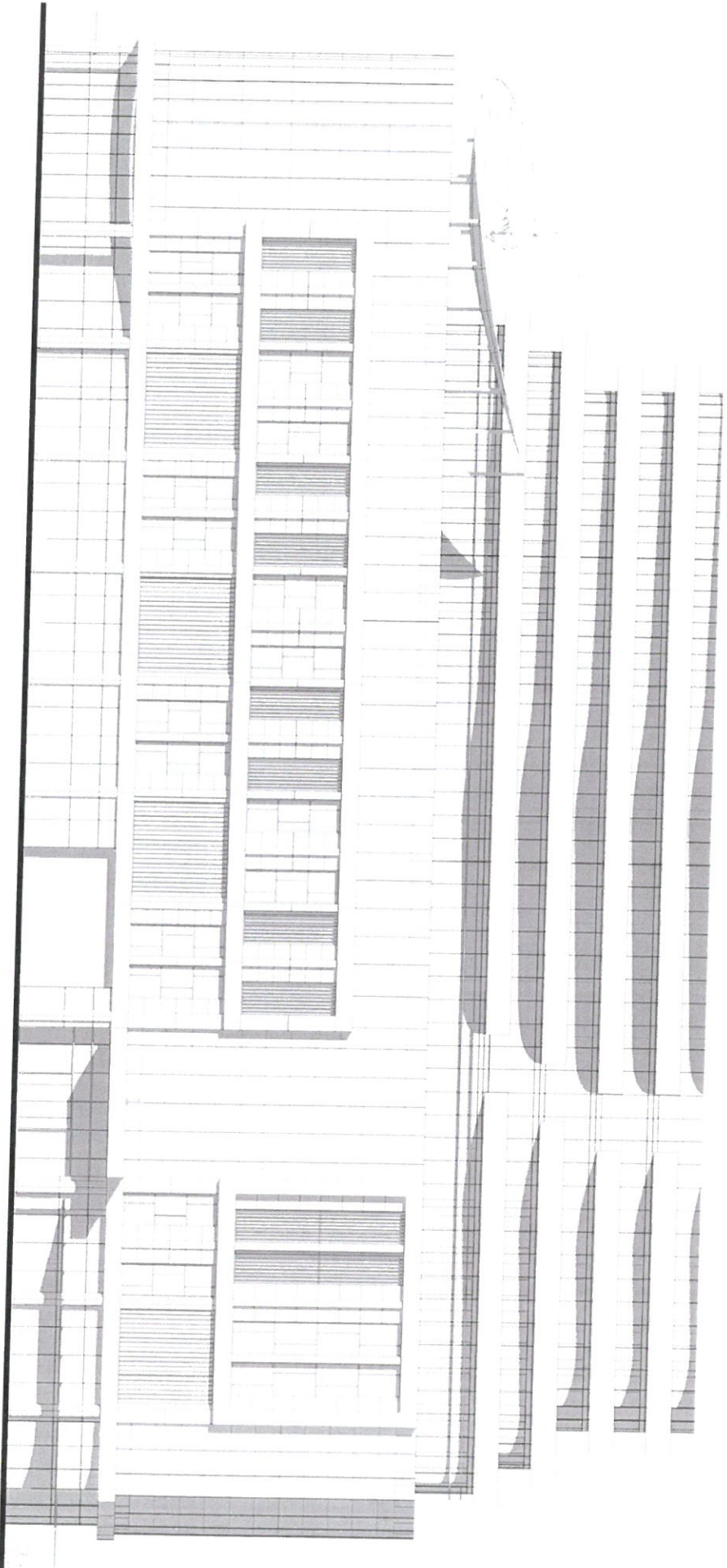
**ELEVATION-2**  
ISSUED FOR REVIEW - 26 JULY 2019



**HOPE POINT**  
250 Dyer St, Providence Rhode Island

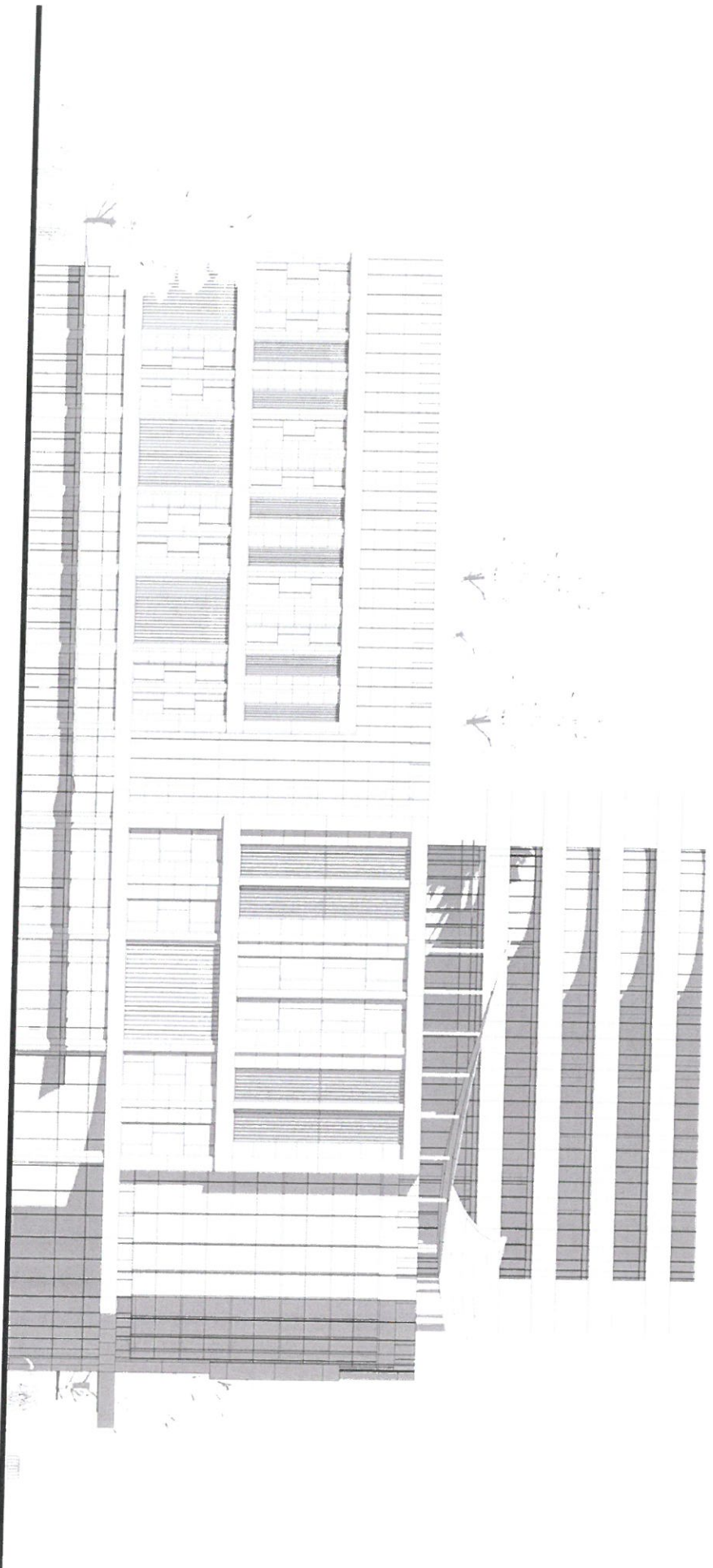


Elevation



ELEVATION-3

ISSUED FOR REVIEW - 26 JULY 2019



**HOPE POINT**  
250 Dyer St, Providence Rhode Island

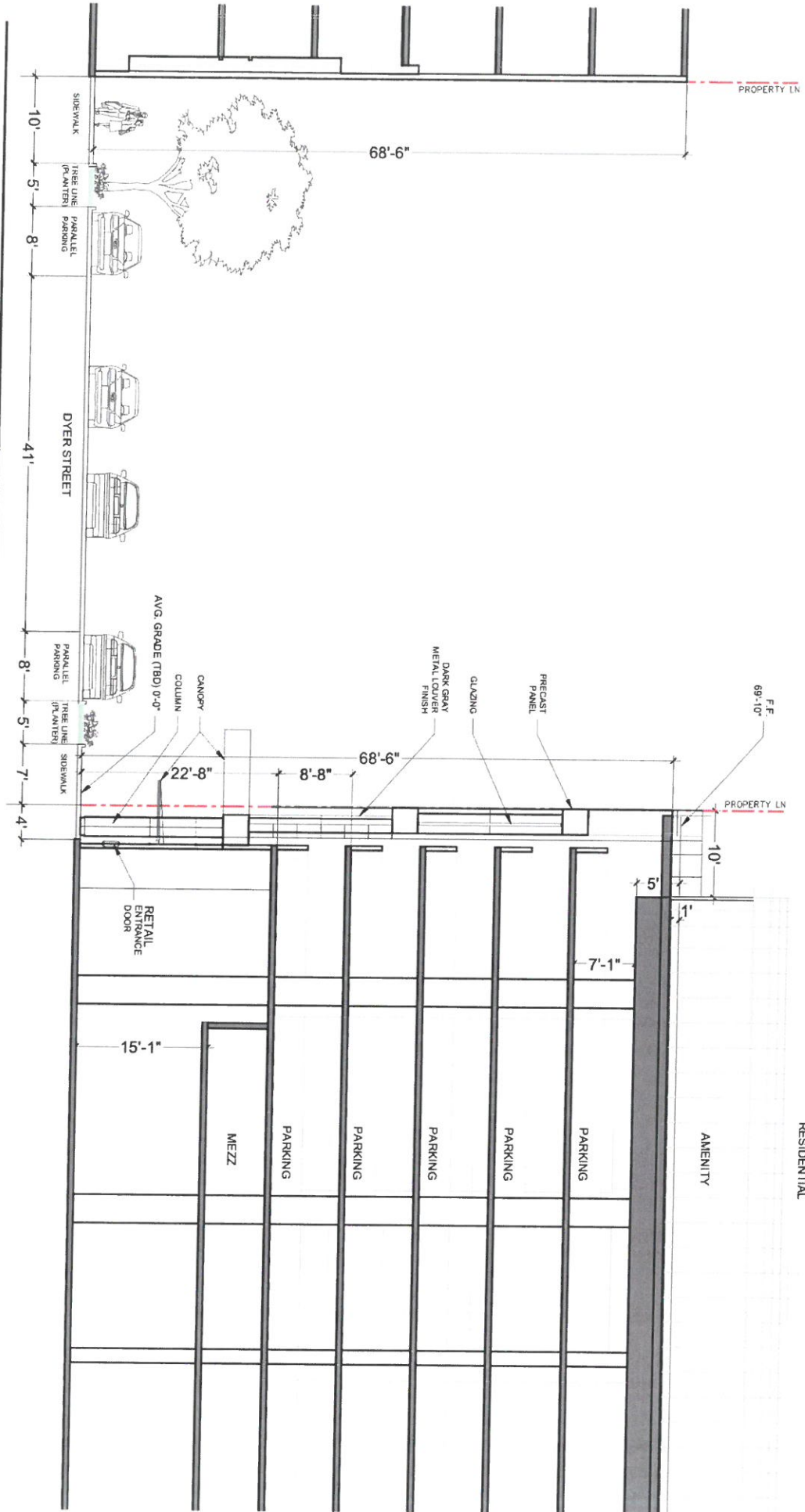
ELEVATION-4

ISSUED FOR REVIEW - 26 JULY 2019



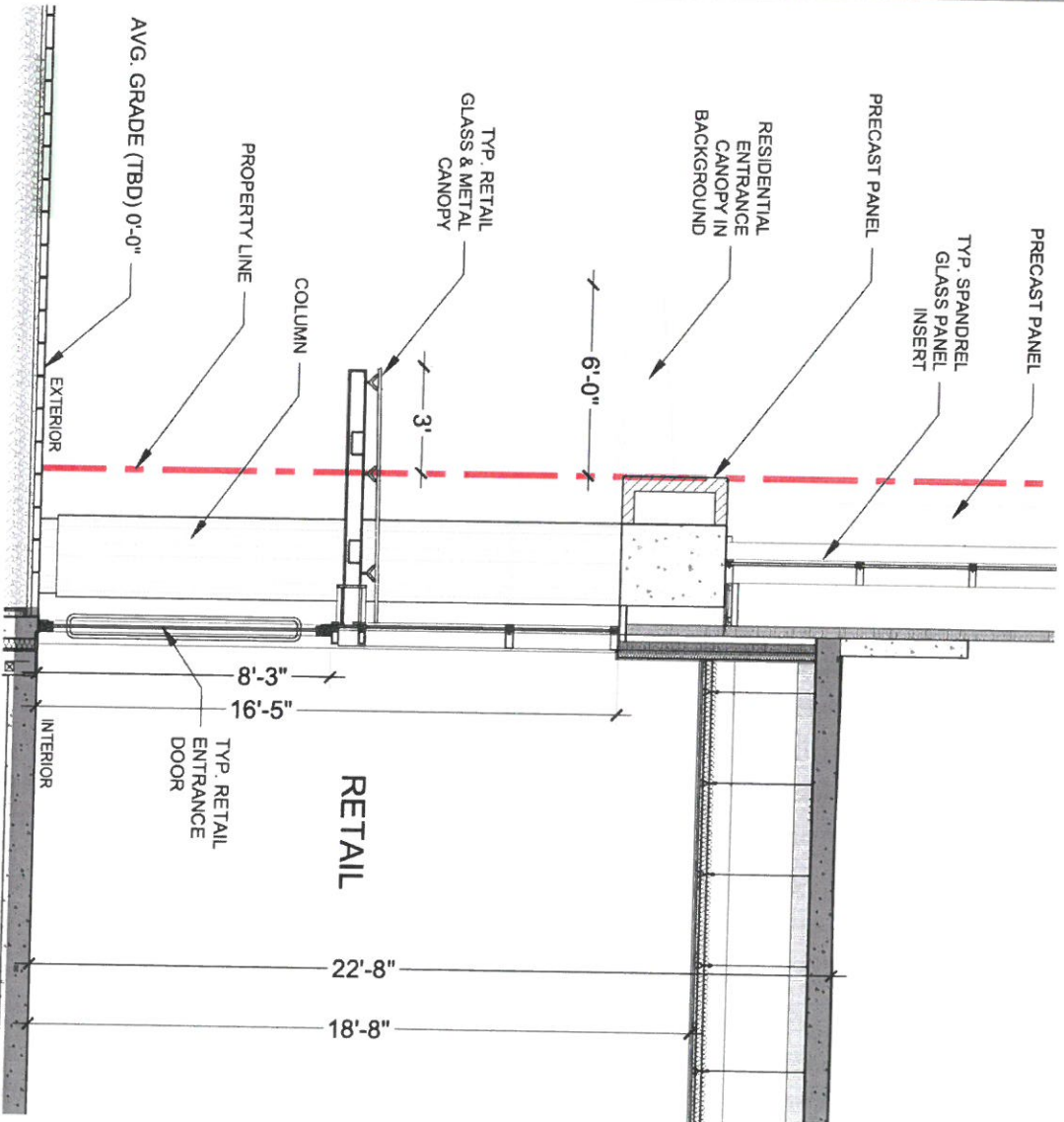
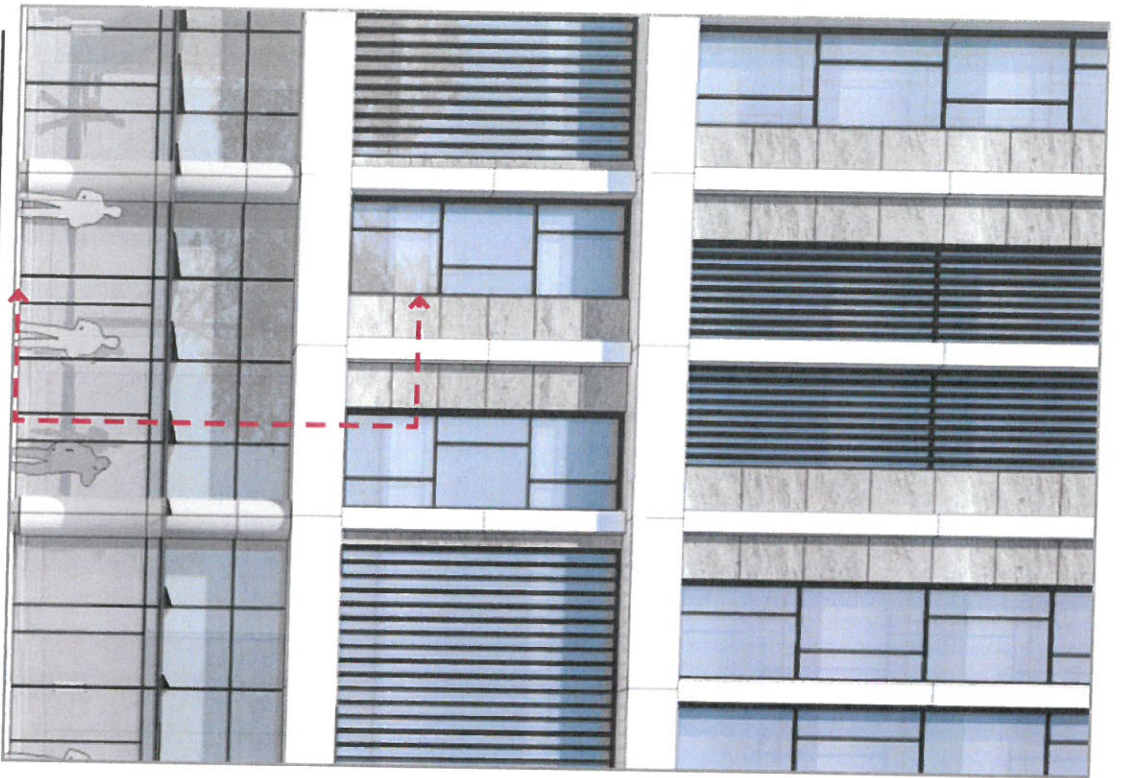


HOPE POINT  
 250 Dyer St, Providence Rhode Island



ILLUSTRATIVE SITE TYPICAL SECTION

ISSUED FOR REVIEW - 26 JULY 2019



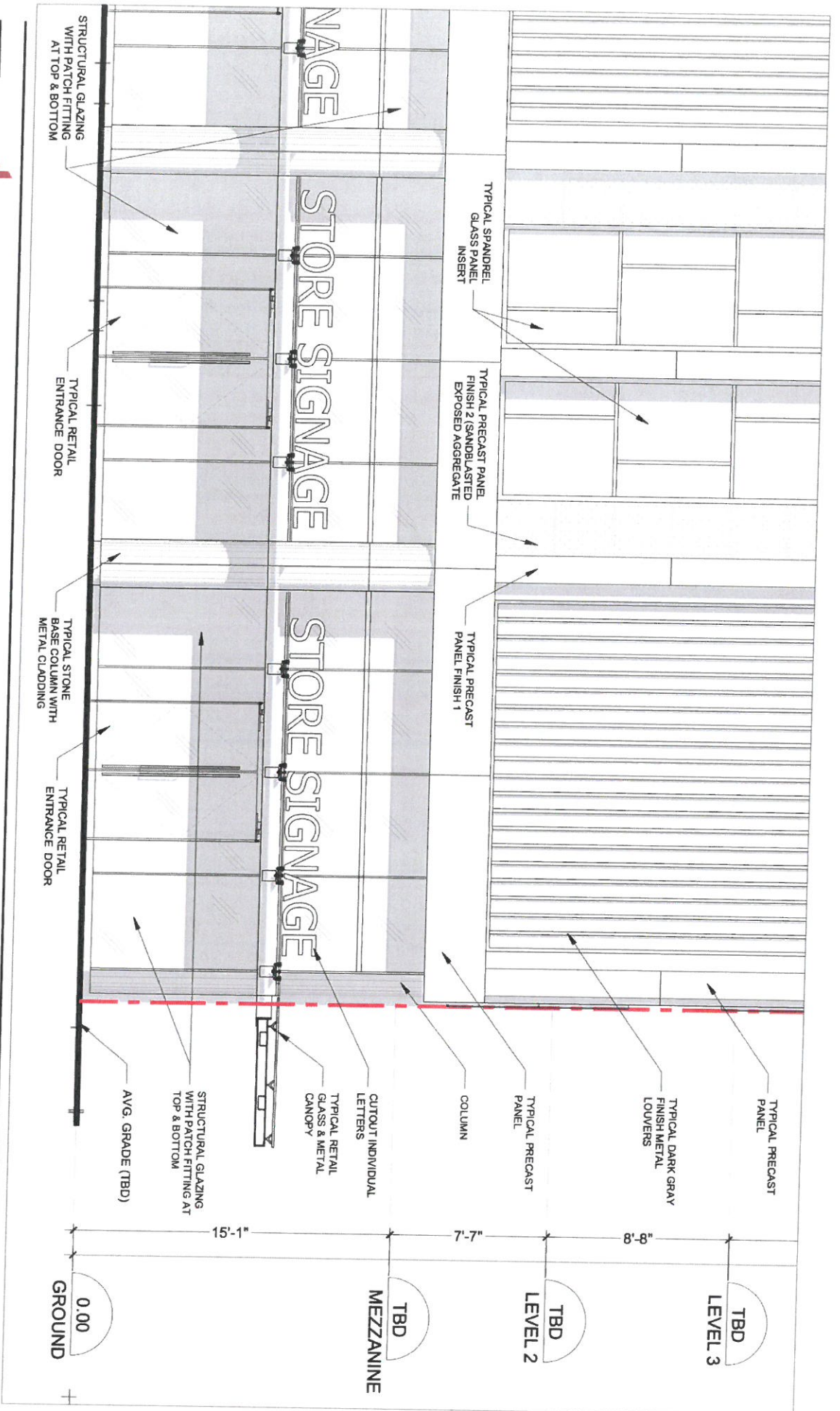
IBI

HOPE POINT  
 250 Dyer St, Providence Rhode Island

GROUND FLOOR RETAIL SECTION DETAIL

ISSUED FOR REVIEW - 26 JULY 2019





HOPE POINT  
250 Dyer St, Providence Rhode Island

PODIUM DYER STREET ELEVATION DETAIL & MATERIALS

ISSUED FOR REVIEW - 26 JULY 2019



**HOPE POINT**  
250 Dyer St, Providence Rhode Island



**STREET VIEW**

**ISSUED FOR REVIEW - 26 JULY 2019**



**HOPE POINT**  
250 Dyer St, Providence Rhode Island



STREET VIEW

ISSUED FOR REVIEW - 26 JULY 2019

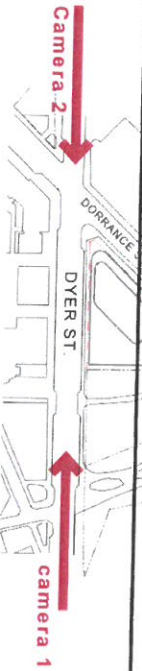
CAMERA 2



CAMERA 1



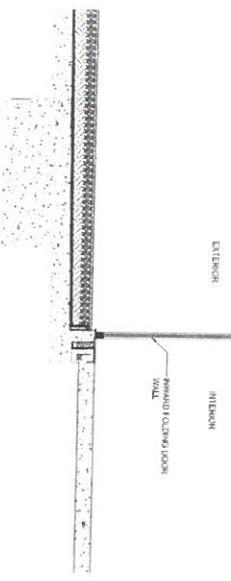
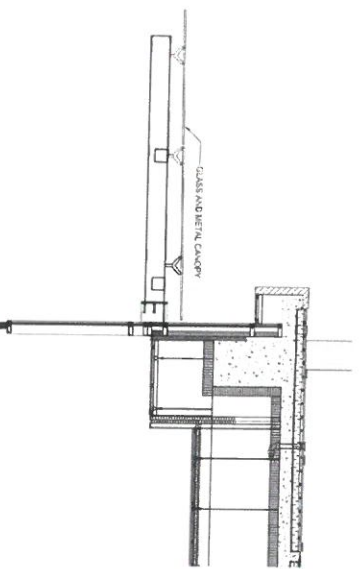
**HOPE POINT**  
250 Dyer St, Providence Rhode Island



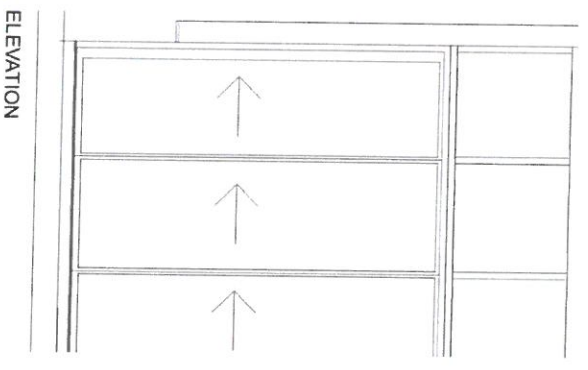
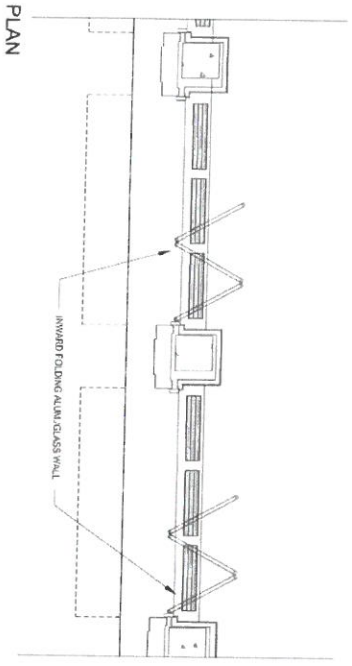
DYER STREET VIEWS

ISSUED FOR REVIEW - 26 JULY 2019





SECTION



INWARD FOLDING WALL DETAIL GROUND FLOOR

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HOPE POINT  
250 Dyer St, Providence Rhode Island



KEY PLAN

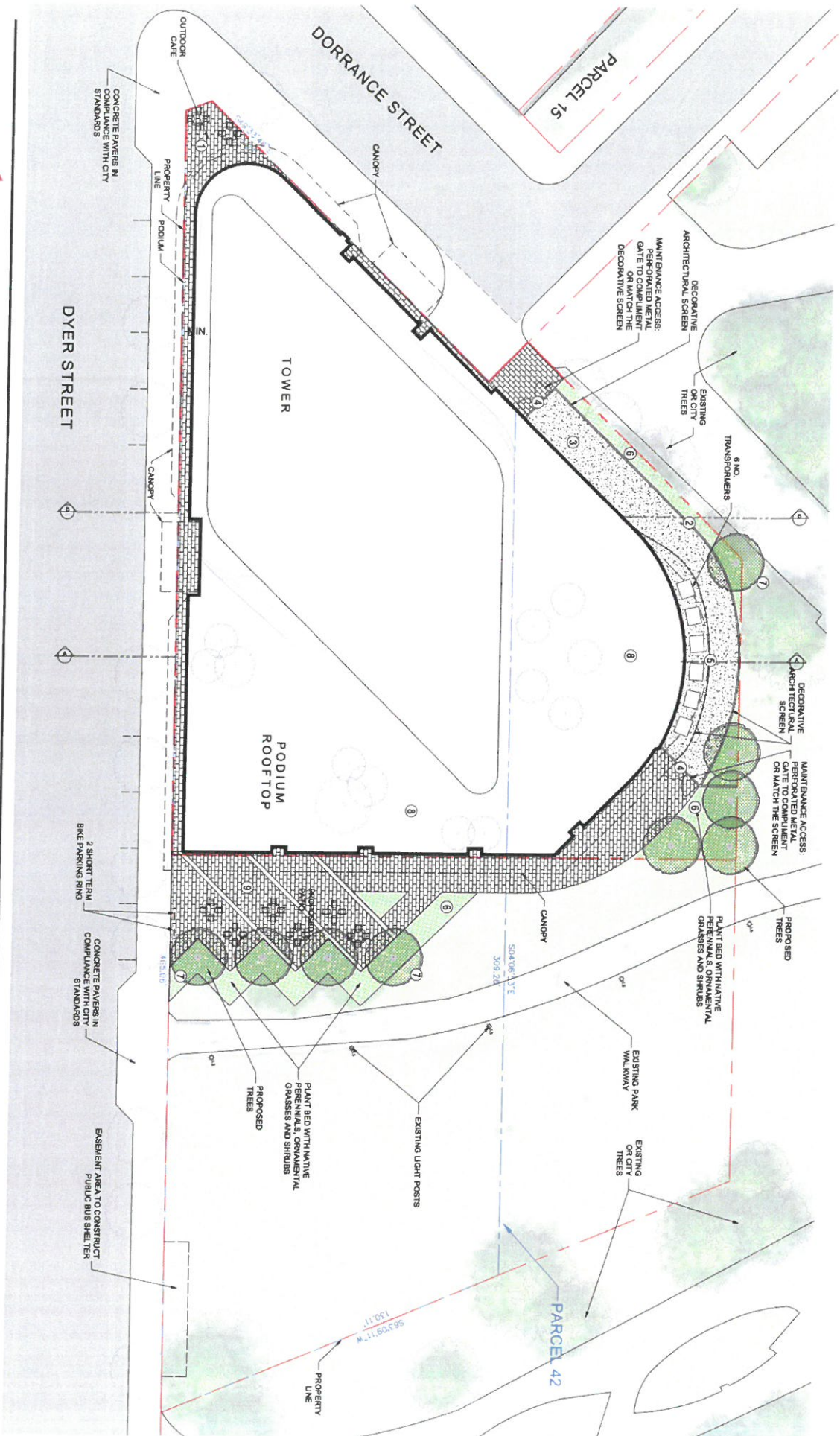


INWARD FOLDING WALL DETAIL 7TH FLOOR - AMENITY



**HOPE POINT**  
250 Dyer St, Providence Rhode Island

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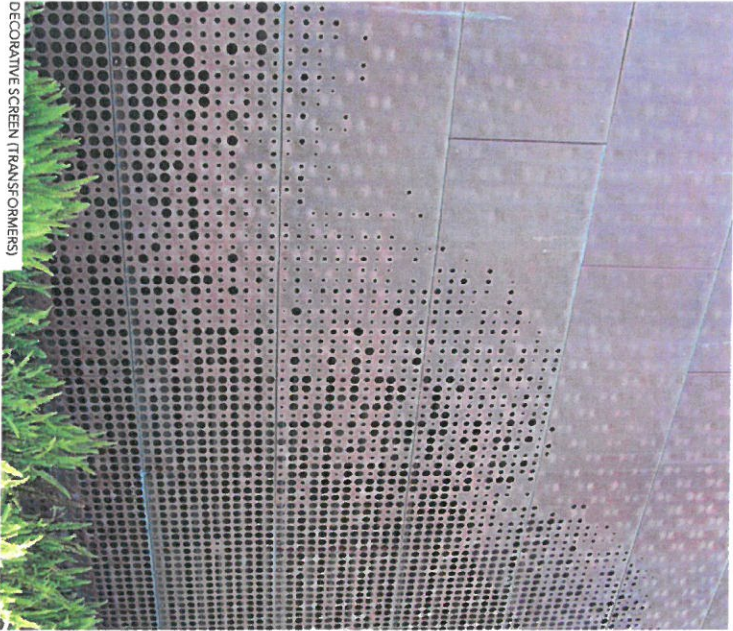


- LEGEND
- ① CAFE/RESTAURANT SEATING
  - ② SECURED ACCESS / MAINTENANCE
  - ③ CONCRETE PAVING
  - ④ GATE
  - ⑤ TRANSFORMERS
  - ⑥ PLANT BED
  - ⑦ LARGE TREES (DECIDUOUS)
  - ⑧ ROOFTOP AMENITY (ABOVE)
  - ⑨ PATIO WITH UNIQUE PAVING





SECURED ACCESS FENCING



DECORATIVE SCREEN (TRANSFORMERS)



CAFE / RESTAURANT SEATING



**HOPE POINT**  
250 Dyer St, Providence Rhode Island

LANDSCAPE CONCEPT - PRECEDENTS

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