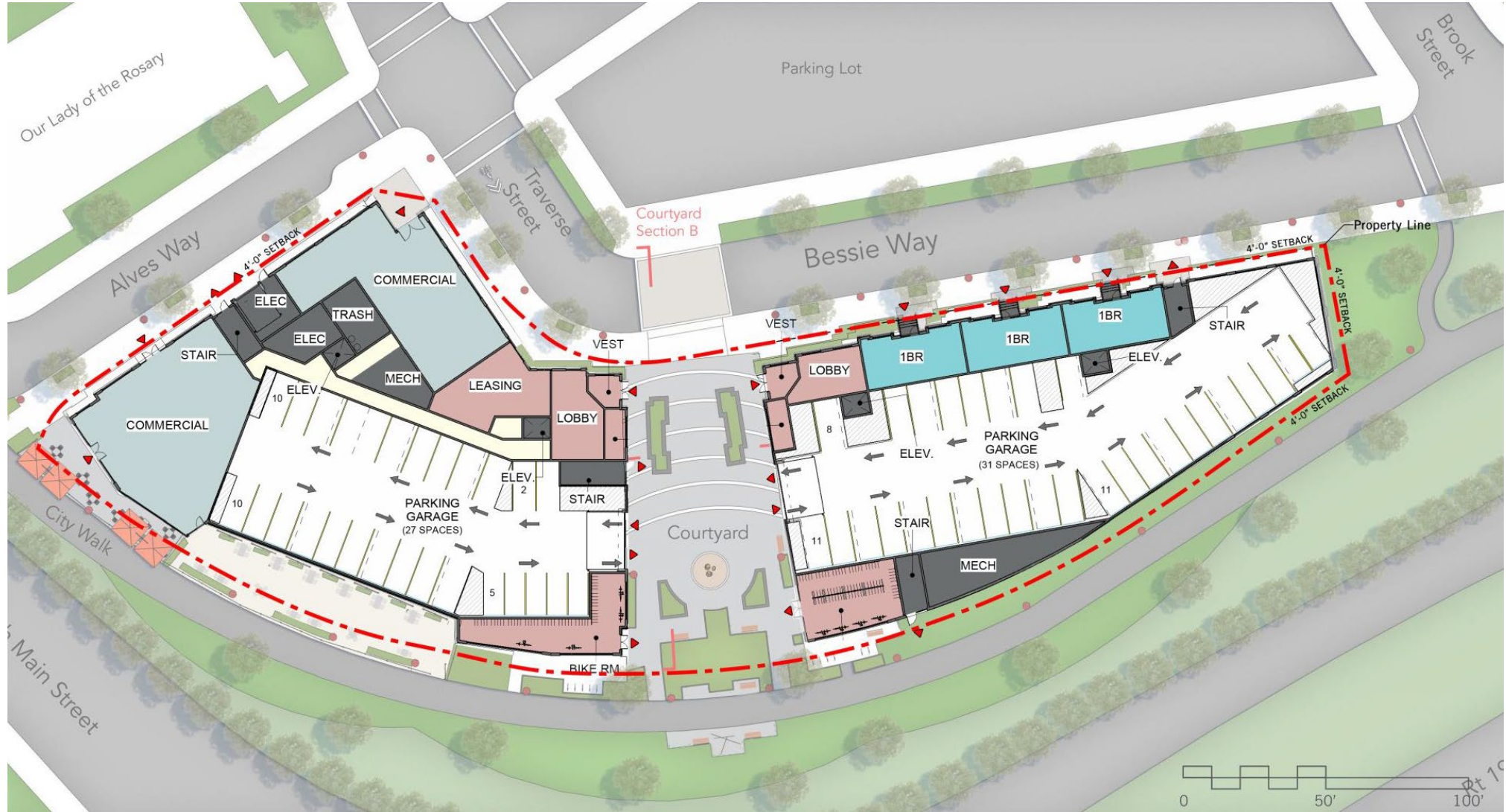


Parcel 9: Pennrose Waiver Request & Recommendation



Ground Floor Plan



Different Building Edges



View looking south on Traverse Way
(Example Primary Façade)



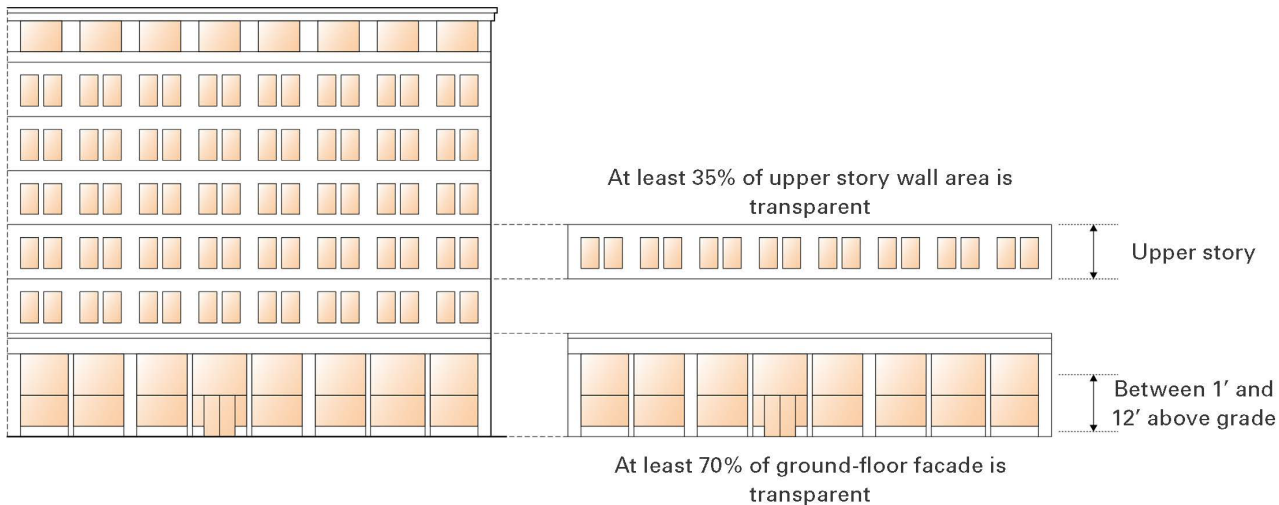
View of Building One from CityWalk
(Example Secondary Façade)

Relevant Development Plan Regulations

Section 2.5 Design Standards, Fenestration Requirement

For all non-residential ground floor uses, façades shall provide areas of transparency equal to at least 70% of the wall area, between the height of one and 12 feet from the ground.

For residential ground floor uses, façades shall provide areas of transparency equal to at least 35% of the wall area, between the height of two and 9 feet from the ground.



I-195 REDEVELOPMENT DISTRICT DEVELOPMENT PLAN

Adopted May 20, 2020

2.5 Design Standards

Waivers to the standards in this section may be approved by a vote of the Commission, unless otherwise indicated.

A. BUILDING DESIGN STANDARDS

1. Massing and Facade Articulation
 - a. For buildings more than 120 feet long, there must be a change in plane in the building facade above the first floor every 100 feet, using architectural features such as notches, bays, offset facades, etc.
 - b. The design of the building base shall be distinguished from the upper stories through the use of facade articulation, material changes, and/or similar architectural features.
 - c. Three-dimensional facade elements, such as balconies and bay windows, are encouraged.
 - d. Flat roofs shall include cornices, parapets, or similar architectural details to add articulation and create a shadow line at the top of the facade.
2. Fenestration
 - a. Building facades shall not contain blank wall areas exceeding 25 linear feet, measured parallel to the street.
 - b. For all non-residential ground floor uses:
 - i. Facades shall provide areas of transparency equal to at least 70% of the wall area, between the height of one and 12 feet from the ground (Figure 2.5-1).
 - c. Where ground floor residential uses are allowed, the ground floor facade of residential uses shall contain areas of transparency equal to at least 35% of the wall area of the ground floor facade between the height of two feet and nine feet above grade.
 - d. Upper story facades shall provide areas of transparency equal to at least 35% of the wall area (Figure 2.5-1).
 - e. Windows shall only be composed of clear or lightly tinted glass. Highly reflective window coatings are prohibited. Ground floor and upper story windows shall be composed of glass with a visible light transmittance (VLT) of at least 50% and a maximum exterior reflectivity of no more than 12%.
3. Building Entry
 - a. For parcels with Primary Street frontage, buildings shall have their main entrance from a sidewalk on a Primary Street. For parcels without Primary Street frontage, buildings shall have their main entrance from a sidewalk on a Secondary Street.
 - b. Entrances shall either be recessed from the plane of the facade or have a projecting canopy, to provide

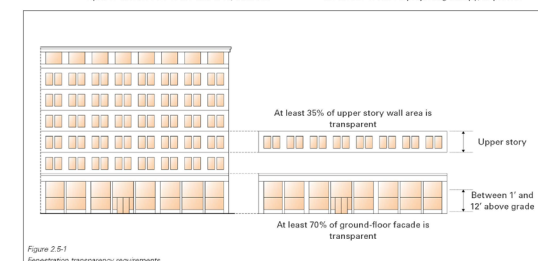
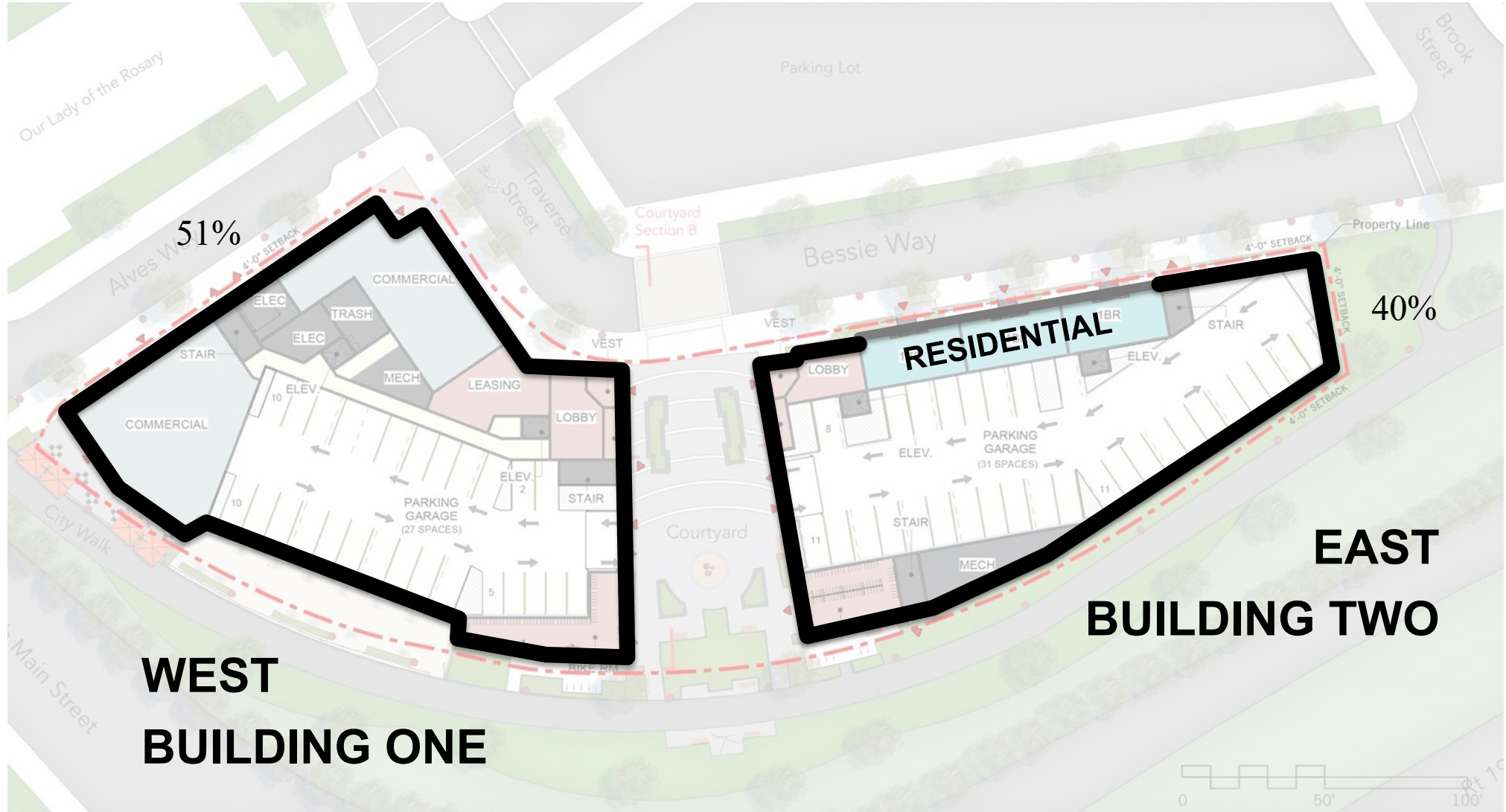


Figure 2.5-1
Fenestration transparency requirements

Overview of Ground Floor Transparency Levels Achieved



**WEST
BUILDING ONE**

RESIDENTIAL

**EAST
BUILDING TWO**

51%

40%

Transparency Analysis: Building One

Total Achieved: 51%
Requirement: 70%
Suggested Waiver: 50%



CityWalk A: 60%

City Walk B: 0%

City Walk C: 70%

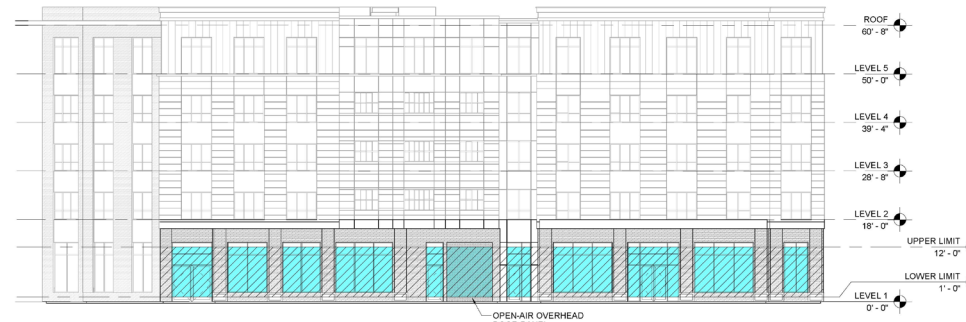
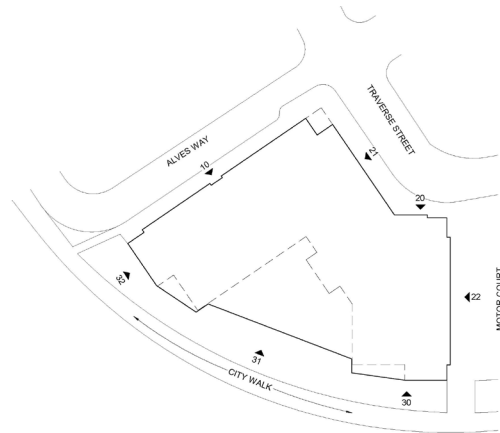


Courtyard / Motor Court: 42%



Traverse St A: 47%

Traverse St B: 65%



Alves Way: 65%

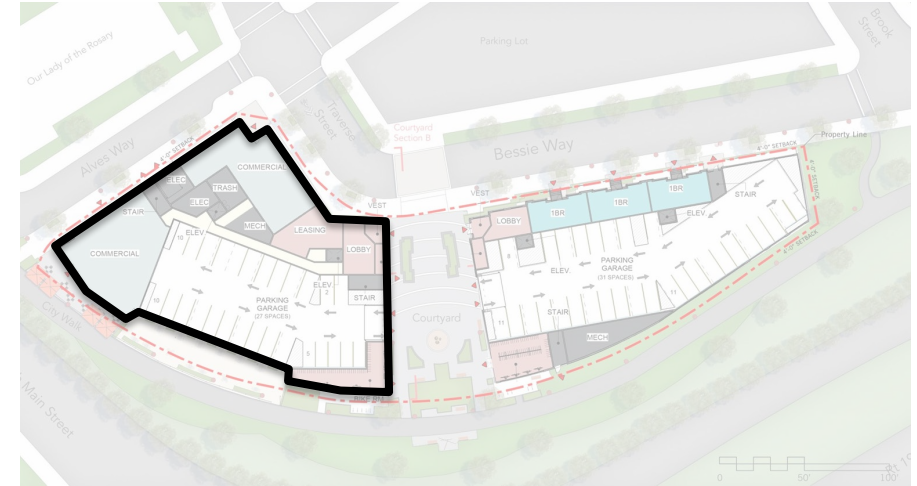
Waiver Request: Building One

Development Plan Regulations, Section 2.5 2b Requirement:
70% transparency for all ground-floor non-residential façades

Building One Status:
51% transparency for all ground-floor non-residential façades

Justification for Waiver:

- 1. Residential Context:** nearby commercial uses are minimal now and for the foreseeable future (unlike elsewhere in the District), so a more residential level of transparency is contextually appropriate.
- 2. Unique Siting:** 4 public-facing facades makes it difficult to accommodate resident parking, service and back-of-house uses while maintaining transparency requirement.
- 3. CityWalk Frontage:** does not require commercial activation, intensive planting, murals and other activation is sufficient.



Total Achieved: 51%
Requirement: 70%
Suggested Waiver: 50%

*Calculated based on drawings submitted by TAT,
Pennrose's architect, 12/9/2020*

Transparency Analysis: Building Two

Total Achieved: 40%

Requirement: 70%

Suggested Waiver: 40%

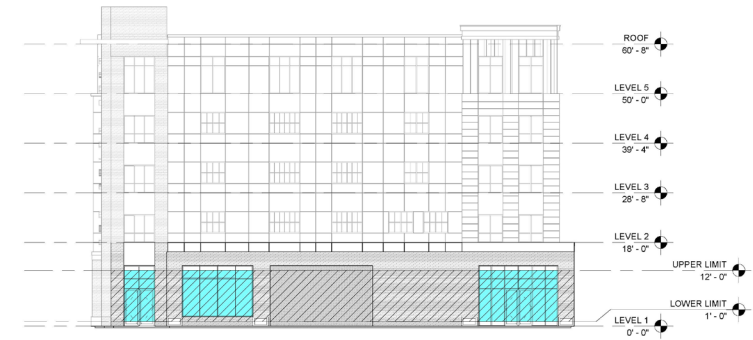


City Walk A: 30%

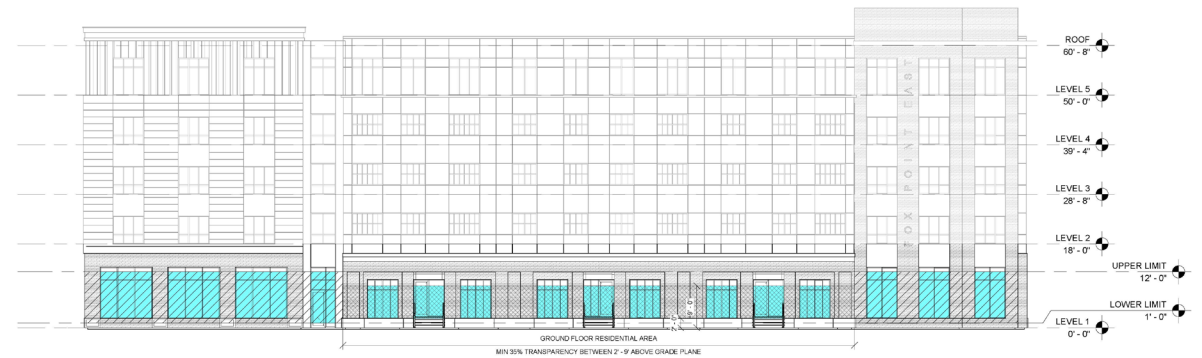
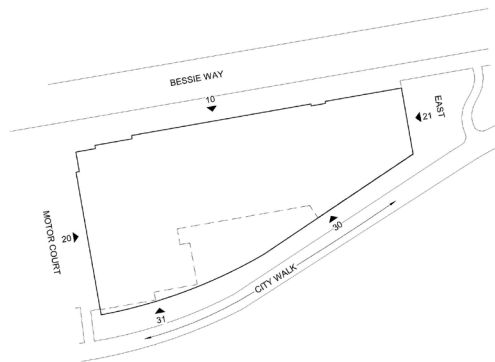
City Walk B: 25%



East: 70%



Courtyard/Motor Court: 38%



Bessie Way: 60%

Residential: 30%

Bessie Way: 60%

