

I-195 REDEVELOPMENT DISTRICT

Resolution Re: Concept Plan Approval
For Proposed Project On a Portion of Parcel 9

August 18, 2021

- WHEREAS:** The District has entered into a Purchase Option Agreement (the “Agreement”) with Pennrose LLC (“Pennrose”) dated May 25, 2021 pursuant to which the District has granted Pennrose an option to purchase District Parcel 9 in two transactions; and
- WHEREAS:** The Commission has received an application (“Application”) from Pennrose in accordance with the requirements of the District’s Development Plan (“Development Plan”) for Concept Plan Approval of a Concept Plan for a proposed project to consist of 66 residential units, approximately 7,800 s.f. of commercial space and approximately 25 parking spaces to be built on a portion of District Parcel 9 (the “Proposed Project”); and
- WHEREAS:** The Commission’s design review panel has reviewed the Application and made certain recommendations to Pennrose which Pennrose has incorporated into the Concept Plan; and
- WHEREAS:** At its meeting this date, the Commission received presentations by Pennrose and by Utile Design (“Utile”), the Commission’s design consultant, with respect to the Concept Plan for the Proposed Project; and
- WHEREAS:** [At its meeting this date, the Commission heard comments from the public with respect to the Concept Plan for the Proposed Project; and]
- WHEREAS:** Utile has recommended the the Concept Plan be approved, subject to certain conditions set forth in Utile’s letter to the Commission dated June 14, 2021; and
- WHEREAS:** The Commission, having considered the presentations of Pennrose and Utile with respect to the Concept Plan, [and the comments of the public], 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 Pennrose, subject to and contingent upon the conditions set forth in Utile's letter of June 14, 2021, 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.

EXHIBIT A

June 14, 2021

Caroline Skuncik
Executive Director
I-195 Redevelopment District
315 Iron Horse Way, Suite 101
Providence, RI 02908

utile

Dear Caroline,

Utile, the I-195 Redevelopment District's Urban Design and Planning consultant, recommends that the Commission grant Concept Plan Approval for the Pennrose Proposal for Parcel 9. Pennrose and their team members have been responsive and collaborative throughout the process and have put forward a thoughtful and thorough design proposal that includes a helpful level of information.

Draft design drawings were shared with the Design Review Panel and reviewed on December 3rd of 2020. The consolidated feedback of the Panel was provided to the developer as a memo on December 8th of 2020. That memo highlighted three main areas for improvement for Building One (the West Building), summarized below.

1. Courtyard and Parking Garage: Redesign the internal courtyard as a community space and move the garage entrances from the internal courtyard to Alves Way and Bessie Way in order to eliminate the conflicts between vehicles, pedestrians, and bicycles.
2. Ground Plane and Landscape Design: Eliminate the patio area that backs up to the garage wall in the West Building and replace it with plantings that step up to conceal most of the blank building walls that face the multi-purpose path (CityWalk).
3. Building Expression and Facade Design: Use different primary cladding material and window type for the two buildings so they read as different and distinct buildings. Treat the buildings as simple masses without an excessive amount of articulation.

The developer revised the design to address all three of these major requests well. We therefore recommend approval of the Concept Plan with the following conditions:

1. Pennrose will provide more clarity on the bicycle parking approach for the West Building and future phases, including the interim conditions when Phase 2 is being built. At a minimum, Pennrose shall submit plans that include the number of bicycles accommodated in each of the development phases and indicate whether the parking numbers meet Development Plan requirements. In addition, the development team must provide a concept design for the temporary parking facility, including location within a landscape plan of the surrounding area.
2. Pennrose will submit diagrams demonstrating passive design strategies and diagrams that demonstrate sustainable design approaches that address heat island effect and storm water management, as required in the Concept Design Application.

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& Planning

115 Kingston St.
Boston, MA 02111
utiledesign.com

3. As requested by the State Historic Preservation Officer, Pennrose will develop a plan for installing vibration monitoring devices in the adjacent church prior to the commencement of construction.

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 FAIA
Principal

utile