

# Parcel 9: Pennrose Concept Plan & Recommendation





# Initial Urban Design Strengths

- Thoughtful planning of the ground floor with active uses proposed on most building edges
- Setback at second floor creates opportunities for shared outdoor terraces for residents, associated with an interior amenity space
- Since it might be difficult to lease the commercial spaces, other public realm-activating uses should be considered
- Five story buildings and C and L-shaped floor plans yields a relatively high-density proposal

Ground Floor Plan



Second Floor Plan



Typical Upper Floor Plan



# Design Review Panel Feedback

## Mostly positive urban design outcomes

- Strengths
  - Courtyard creates strong connection between City Walk, the heart of the project, and the rest of the neighborhood
  - Emphasis on bicycle lifestyle for commuting and recreation - enclosed bicycle parking framing gateway into the project celebrates larger connections via the bicycle network
  - Lobbies and ground-level units successfully screen the enclosed parking from the neighborhood-facing public realm
- Areas for Improvement
  - Courtyard is shared by pedestrians and vehicles without adequate design cues
  - Similarity in scale and architectural expression of the two buildings gives the proposal an institutional character
  - More needs to be known about the potential uses or tenants in the ground floor commercial spaces at the building corners facing Alves Way



# Courtyard Evolution

Original



Revised

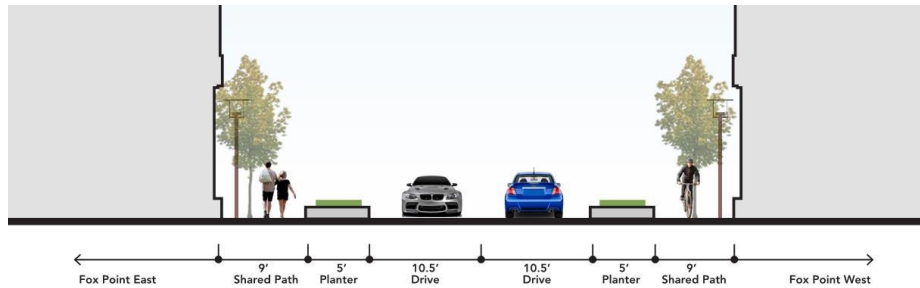


# Courtyard Evolution

Original



Revised



# Courtyard Evolution

Original



Revised



# Courtyard Evolution





# Ground Floor Activation: Daycare Tenant

Corner of Alves Way & Traverse St / Bessie Way



Corner of City Walk & Courtyard



# Ground Floor Activation: Food/Beverage Tenant

Corner of Alves Way & City Walk  
*(catty-corner to future grocer at S. Main & Pike)*

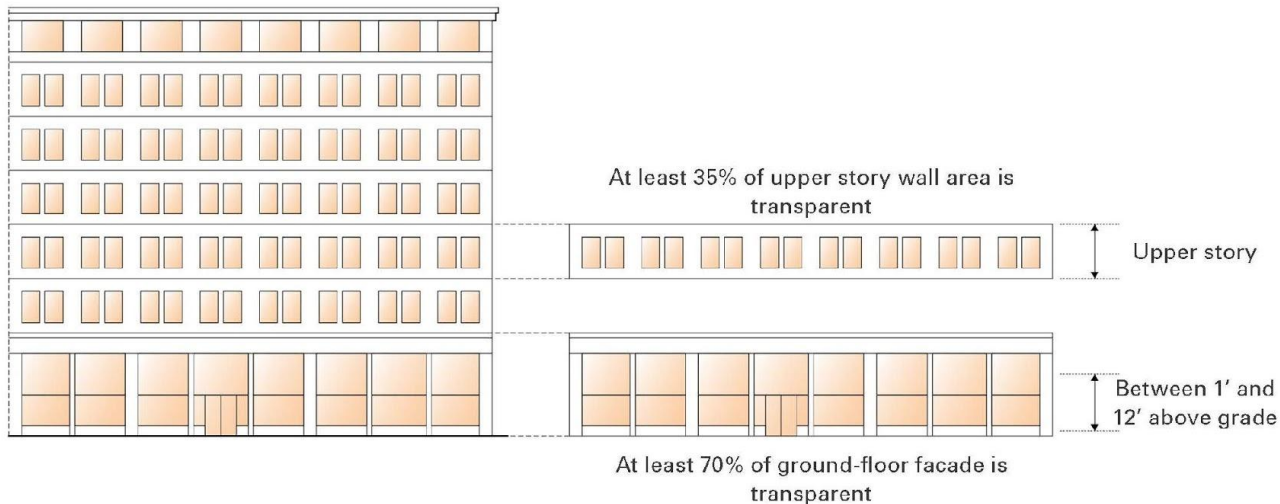


# Relevant Development Plan Regulations

## 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

I-195 Redevelopment District

### 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).
    - ii. The bottom of the window frame shall be no higher than two feet above the adjacent grade.
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

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%.

Adopted May 20, 2020

Figure 2.5-1  
Fenestration transparency requirements

20

Development Plan

# Waiver Granted: Building One

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

Granted Waiver:  
**50% 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.



Requirement: 70%  
Granted Waiver: 50%

# Different Building Edges



View looking south on Traverse Way  
*(Example Primary Façade)*



View of Building One from CityWalk  
*(Example Secondary Façade)*

**Thank You**