

I-195 REDEVELOPMENT DISTRICT

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

September 20, 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:** By Resolution dated August 18, 2021 (the “Concept Plan Resolution”), the Commission granted to Pennrose, in accordance with the requirements of the District’s Development Plan (the “Development Plan”), 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 Phase 1 Project”); and
- WHEREAS:** The Commission’s Concept Plan Approval was subject to and contingent upon satisfaction by Pennrose of the conditions set forth in the June 14, 2021 letter to the Commission of Utile Design, the Commission’s design consultant, a copy of which letter is attached to the Concept Plan Resolution; and
- WHEREAS:** The Commission has received an application from Pennrose in accordance with the requirements of the Development Plan for Final Plan Approval of the development plan for the Proposed Phase 1 Project; and
- WHEREAS:** Obtaining Final Plan Approval will assist Pennrose in its application to Rhode Island Housing & Mortgage Finance Corporation for certain incentives to enable Pennrose to finance the Proposed Phase 1 Project; and
- WHEREAS:** At its meeting this date, the Commission received a presentation by the Executive Director with respect to the Final Plan for the Proposed Phase 1 Project; and
- WHEREAS:** The Executive Director noted that Pennrose has satisfied the conditions set forth in Utile’s June 14, 2021 letter; and
- WHEREAS:** The Commission invited comments from the public with respect to the Final Plan for the Proposed Phase 1 Project [but none were offered]; and
- WHEREAS:** By letter to the Commission dated September 9, 2021 (the “Utile Letter”), a copy of which is attached hereto as Exhibit A, Utile has recommended the

Final Plan be approved, subject to satisfaction by Pennrose of those conditions set forth in the Utile Letter; and

WHEREAS: As required by the Development Plan, pursuant to letter dated September 14, 2021, a copy of which is attached hereto as Exhibit B, the State Historic Preservation Officer (“SHPO”) has approved the Final Plan for the Proposed Phase 1 Project; and

WHEREAS: The Commission, having considered the presentation of the Executive Director, and the recommendation of Utile with respect to the Final Plan, and having received the approval of the SHPO, has determined that the Final Plan satisfies the requirements for Final Plan Approval as set forth in the Development Plan.

NOW, THEREFORE, it is:

VOTED: That the Commission approves the Final Plan for the Proposed Phase 1 Project as submitted and hereby issues Final Plan Approval to Pennrose; and

VOTED: That, subject to (a) satisfaction by Pennrose of the conditions set forth in the Utile Letter, (b) review and approval of final plans for the Proposed Phase 1 Project to insure conformity with the Final Plan and with the “Special Features” of the Proposed Phase 1 Project prepared by Utile, a list of which Special Features is attached to this Resolution as Exhibit C, and (c) receipt of a construction management plan satisfactory to the Commission, each of the Chairperson and Executive Director, in his or her individual capacity be, and each hereby is, authorized to execute and deliver to Pennrose a Certificate of Final Plan Approval in accordance with the provisions of the Development Plan.

EXHIBIT A

UTILE LETTER

September 9, 2021

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

Dear Caroline,

As the I-195 Redevelopment District's urban design and architectural design consultant, Utile has reviewed the Final Plan application submitted by Pennrose and finds that the plans and exterior elevations are consistent with Concept Plan, approved by the Commission on August 18, 2021. The building plans and the specification outline have been advanced since Concept Plan Approval. As a result, Utile recommends that the Commission grants Final Plan Approval of the P9 proposal with the following conditions:

1. Provide remaining items to achieve DD level drawings per AIA requirements.
2. Provide final design drawings for bicycle parking that meets the requirements of the District's Development Plan.
3. Provide final passive and sustainable design diagrams, including final benchmarking targets (if applicable).
4. Provide final design drawings and lighting and plant material specifications of the open space areas, including the landscaped courtyard, landscaped zone between Citywalk and the building, and the second floor amenity deck.
5. Receive SHPO approval of final plans and adhere to any additional requested SHPO requirements.
6. Coordinate final façade materials/colors for approval with the I-195 Redevelopment District prior to issuing bid documents.
7. Provide vibration monitoring of the adjacent church prior to commencing construction per RI SHPO Concept Plan Review requirements.

Pennrose and TAT, their architect, have been responsive to our on-going feedback and the recommendations of the District's Design Review panel. We look forward to reviewing further materials as they are submitted.

Regards,

Tim Love FAIA

Principal

Architecture &
Planning

115 Kingston St.
Boston, MA 02111
utile.design.com

A-1

EXHIBIT B

SHPO LETTER



STATE OF RHODE ISLAND
HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

14 September 2021

Via email: perhartic@195district.com

Peter Erhartic
Director of Real Estate
I-195 Redevelopment District
315 Iron Horse Way, Suite 101
Providence, Rhode Island 02908

Re: I-195 Redevelopment Parcel 9
Providence, Rhode Island

Dear Mr. Erhartic:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the final plan approval materials that your office provided for the above-referenced project. The owner of the property is proposing a phased development of two buildings on the parcel. The materials that were sent to us include a landscape plan for the entire site and perspective views and building elevations for the proposed west building.

In a letter dated June 7, 2021, the RIHPHC expressed no objections to the concept design for the development, but stated the need to review more detailed plans. We also expressed our concern that vibration from construction on Parcel 9 might affect the historic Our Lady of the Rosary church.

In addition to the drawings, we have received the following information:

- Drawings of the east building are not currently available. The east building will undergo concept and final plan approval by the I-195 Commission at a later date.
- It is anticipated that construction of the east building will lag the west building by two years.
- The project team has agreed to vibration monitoring at Our Lady of the Rosary church. This will be included in the development agreement as a non-negotiable project requirement.

Based on our review of the perspective drawings and elevations, it is the conclusion of the RIHPHC that the construction of the west building on Parcel 9 will have no adverse effect on historic resources provided that the vibration monitoring plan is carried out. As part of the preparation of the monitoring plan, a meeting between the construction manager and representatives of the developer and the church and their structural engineer should be held to establish the process. We will be happy to send someone to the meeting if requested.

210914.02jde

To: Peter Erhartic
Re: I-195 Parcel 9 Development

page 2

14 September 2021

These comments are provided in accordance with Section 106 of the National Historic Preservation Act. If you have any questions, please contact me by telephone at 222-4134 or by email at jeffrey.emidy@preservation.ri.gov.

Sincerely,



Jeffrey D. Emidy
Interim Executive Director
Interim State Historic Preservation Officer

C: Caroline Skuncik, Executive Director, I-195 Redevelopment District, by email

210914.02jde

EXHIBIT C

SPECIAL FEATURES OF THE APPROVED DEVELOPMENT PLAN

1. Building and Program Configuration

- a. The building mass aligns with Alves Way and Bessie Street and is set back from South Main Street and the adjacent Citywalk pathway, to allow for a frontage zone that includes a seating area for a small retail space and landscaping that screens walls without windows and a fenced area that provided access to electrical equipment.
- b. The primary ground floor uses include a commercial facility that faces the Alves Way/Traverse Street intersection, a small retail space at the Alves Way/ South Main Street intersection, the residential lobby facing a landscaped courtyard, and a covered outdoor play area that can be accessed from the commercial space, This covered play area faces the landscaped courtyard and the Citywalk pathway.
- c. The ground floor of the building includes a one-level parking garage accessed from Alves Way. The parking area is effectively screened by the ground floor of the commercial facility and associated covered open space, the residential lobby, and back-of-house space for the onsite building management staff.
- d. The five upper floors of the building, containing the residential units, sit on the ground floor building volume. They have a C-shaped configuration with the edges of the C lining Alves Way and Bessie Street.
- e. An outdoor deck located on the second floor takes advantage of the difference in plan configuration of the larger ground floor plan and the smaller C-shaped residential floors. The deck is an amenity for the residents of the building.

2. Massing, Façades, and Material Treatment

- a. The building is clad with dimensional (conventional) brick on the ground floor and a fiber cement panel system with aluminum reveals above.
- b. The facades are organized into three vertical character zones, a one-story storefront and brick base, three typical floors, and a one-story penthouse that is differentiated from the other residential floors below by the color of the cladding.
- c. Each of the four corners of the building are treated differently, in response to view corridors, while reinforcing the overall coherence of the building design.
 - i. The South Main Street/Alves Way corner is anchored by a visually prominent small retail space. On the floors above, the northern terminus of the C-shaped residential floors creates a vertical emphasis, appropriate to the view corridor when looking from the east on Pike Street (south of South Main Street).
 - ii. The Alves Way/Bessie corner is recessed and chamfered. It creates a clear identify for the commercial space.

- iii. The corner of the building where Bessie Street meets the landscaped courtyard terminates the view from Traverse Street. This corner will be visible as far north as Wickenden Street. As a result, it has an appropriately vertical emphasis.
- iv. The corner where the landscaped courtyard meets Citywalk is anchored by the covered outdoor play area. In contrast to the other corners in the building, this corner distinguishes itself as a void carved into the mass of the building, reinforcing the play area's relationship with the landscaped courtyard.
- d. The storefronts of the commercial spaces and lobby - including the fenestration patterns and brick piers that frame the shopfronts - are well proportioned and create a lively rhythm around the base of the building.
- e. The landscaped courtyard is paved with unit pavers, has fixed planters integrated into the design, and overhead lighting suspended by wires affixed to the building on one side and temporary supports on the other. In the future, this edge of the lighting system will be attached to a building, constructed during a later phase of development (see no. 3 below).

3. Future Building Phase

- a. This proposal will be complemented by a future residential building that will frame one edge of the landscaped courtyard (see 2e above).
- b. The future building will have a different color palette and architectural expression, so the two buildings look more like individual additions to a neighborhood than a single monolithic project.