150 Richmond Street Concept Plan Summary

Note: *this parcel is also known as Lot 402 (aka Lot 3 of former Parcel 25)*

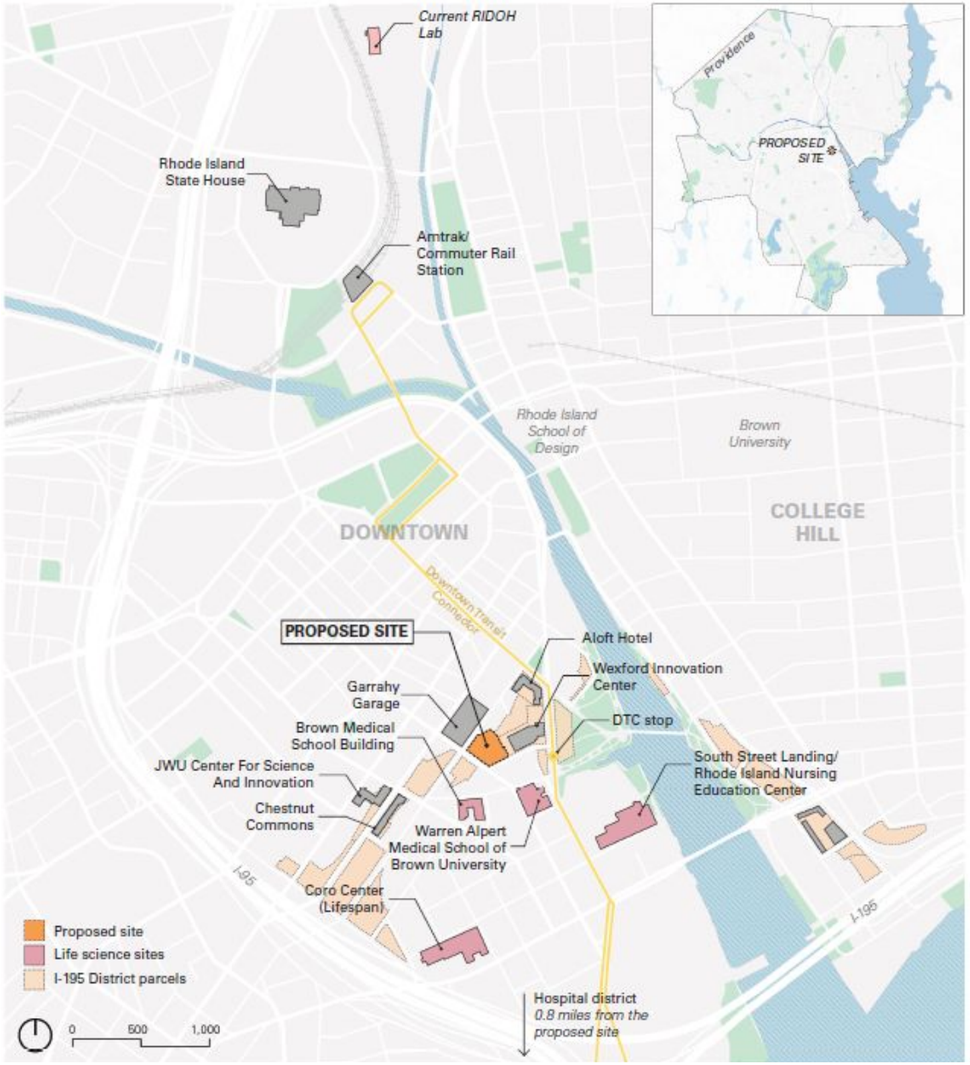
I-195 Redevelopment District Commission Meeting
October 19, 2022

Background & Context

Site Context and Constraints

Parcel Context

Prime location within growing life science cluster and transportation amenities

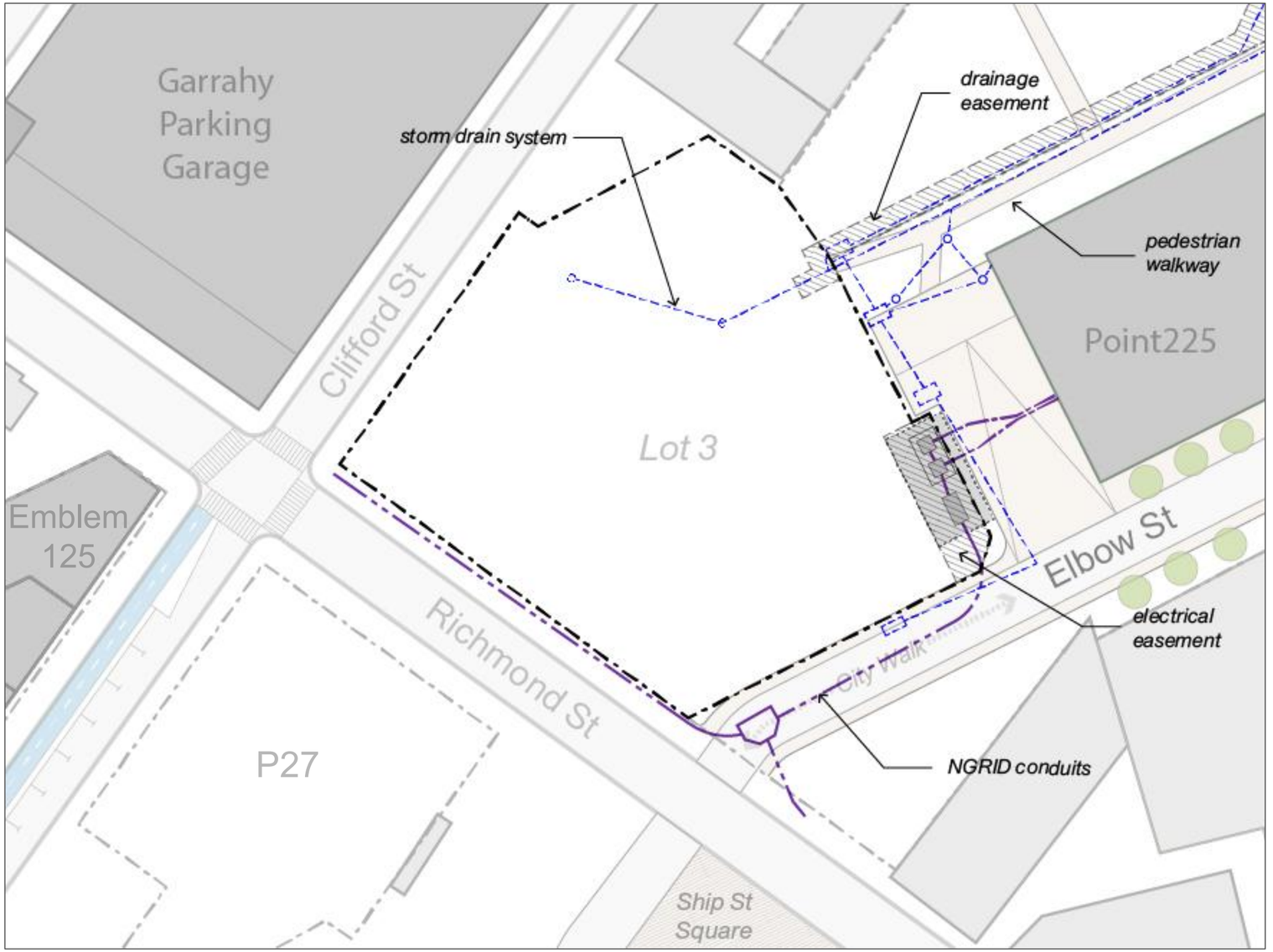


Site Utilities & Urban Design Priorities

Based on prior studies, these are the alignments of key utilities and easements on the site.

Urban design suggestions include:

- Prioritize corner of Richmond Street and Elbow Street (CityWalk) for activation.
- Treat **Richmond Street** as a primary street and **Clifford Street** as a secondary street prioritized for truck circulation, service and loading.
- Screen all exterior at-grade MEP spaces from public view.
- Provide paved walkways to encircle the building for service access and continuity with the back-of-house pedestrian easement from the Wexford property.

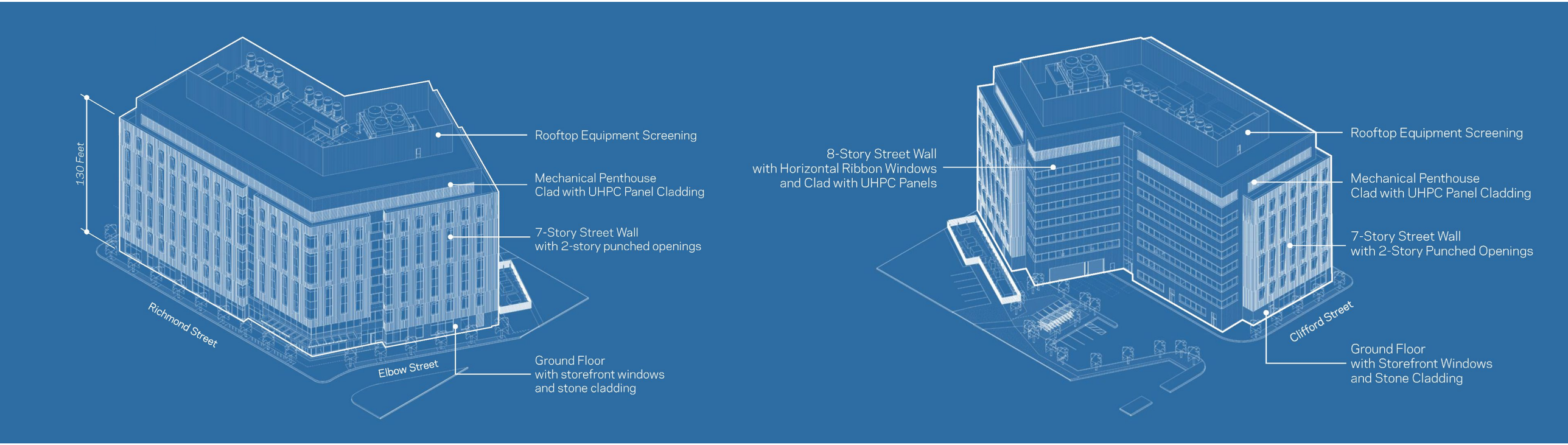


Concept Plan Submission

Developer: Ancora and GRE
Program: 212,000 sf lab, anchored by RISHL
Architect: HOK

Massing & Facade Composition

- Building creates strong streetwall on both Richmond and Elbow Streets.
- Progressive setbacks at upper levels helps reduce scale of building from street level view.
- Massing creates exterior expression of interior program configuration public vs. lab vs. office.
- While Richmond and Elbow Street facades will be the priority over the long-term, the rear building facade will in many ways be more visually prominent until nearby parcels are developed. Would like to see more attention to this facade to create visual interest and variety.

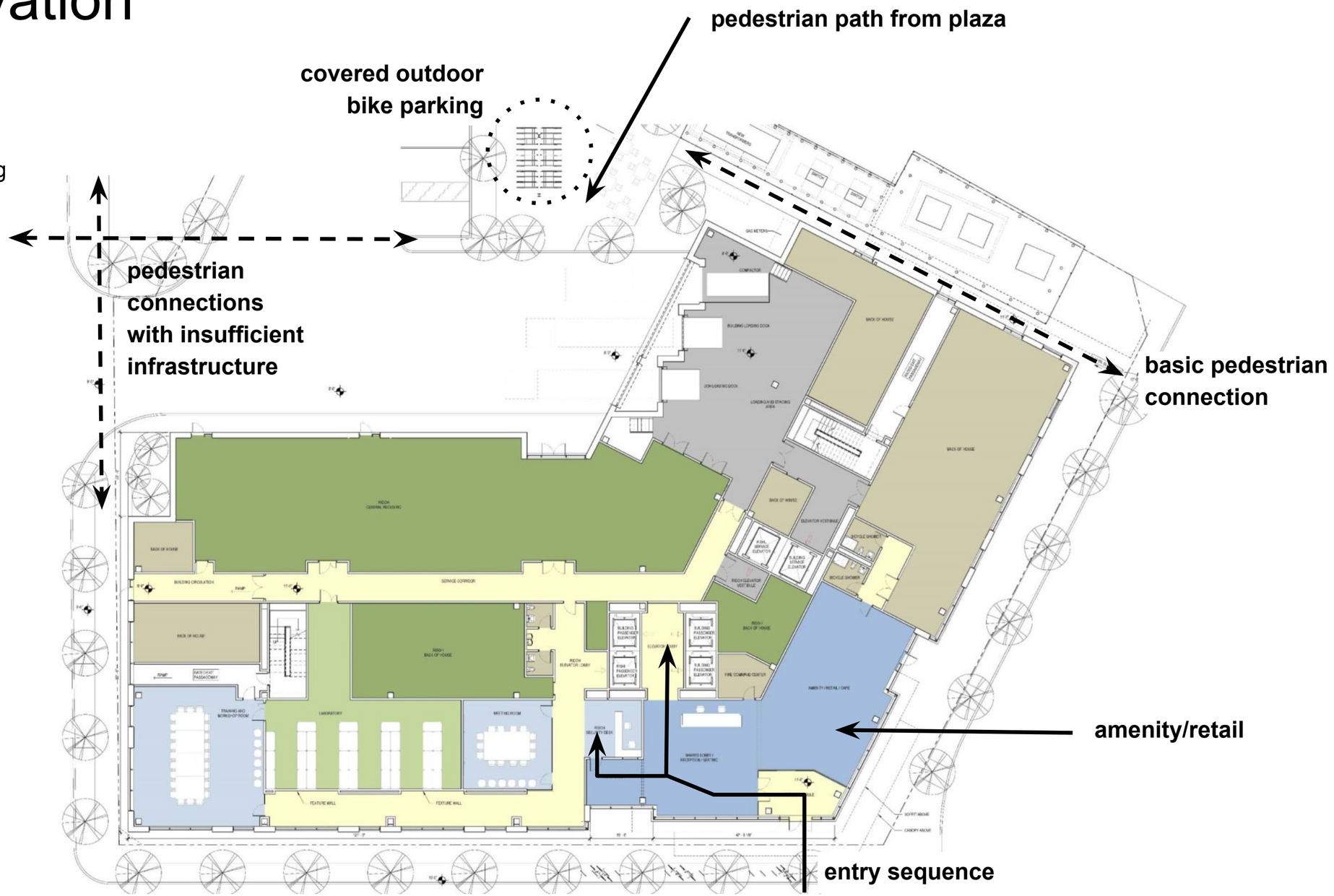


Ground Floor Activation

- Strategy to activate Richmond Street is effective - mix of lobby, hallway, and meeting space - suggest prioritizing high quality interior finishes in these spaces.
- Elbow Street frontage is mostly back-of house. Suggest introducing interior bike parking to activate.
- Pedestrian circulation is not adequately prioritized in the site plan, especially in rear of building.
- Loading and surface parking solutions require further study - large curb cut and lack of adequate screening.

Legend

- Lab Support
- Lab
- Meeting & Office Space
- Lobby
- Back of House (General) & Restrooms
- Loading, Service & MEP Spaces
- Circulation



Facade Composition & Materiality

- Lifting and vertical break of terracotta facade emphasizes significance of entry, creates breathing room for ground floor.
- Articulated angular sun shades on openings in terracotta facade create visual interest - would like to see that element integrated into the corner glazing.
- Would like to see exploration of whether it is possible to introduce more entryways to facilitate more active street frontage.

Street Level Experience

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Richmond Street Building Entrance/Lobby

Richmond Street Active Streetfront

Sustainability & Resilience

Sustainability

- **Code & Certification Goals:**
  - Rhode Island Stretch Code for Commercial Construction
  - ASHRAE 90.1-201
  - International Energy Conservation Code (IECC 2018)
  - LEED BD+C Silver Certification
- **Carbon Emissions:** reduce the project's carbon footprint on day one, and achieve the Net zero carbon emissions goal by 2050.
- **Building Performance:**
  - Facade Design: optimize performance of the façade through shading strategies to address heat gain/loss while optimizing daylight into the space and bounce light deeper into the laboratory
  - Envelope & Materials: high-performance glass, air-tight exterior wall, and enhanced insulation
  - Mechanical Systems: consider use of heat-recovery chillers, air-sourced heat pump systems, and enhanced energy recovery, explore feasibility of all-electric design with battery backup as needed.
- **LEED Approach:** elevate performance in energy, carbon, sustainable sites, transportation, water consumption, and sustainable materials. Highlights include:
  - Soil remediation & waste management during construction
  - Connections to public transit (bus) and bike lane (City Walk)
  - Bike parking and storage
  - EV charging stations
  - Water efficiency (e.g. drought-tolerant landscaping to reduce irrigation demand. potable water savings target of 35% for plumbing fixtures, assess feasibility of water reuse systems)
  - Material selection - natural, recycled and low-VOC content while mindful of where materials are sourced

Resilience

- **Stormwater:** Stormwater management on site will reduce urban runoff significantly. The design team will assess stormwater tank on site to collect stormwater runoff.
- **Durability & Critical Systems Placement:** as critical facility with an extended useful life, placement of critical systems and the selection of the building materials will consider long term climate change risks such as rising temperatures, increased annual precipitation and sea level rise.
  - High performance materials and systems will be used at the building enclosure including the foundations, façades, and roofs.
  - Flood protection measures will include raising critical facilities and building systems above the design flood elevation (DFE).
  - Flood protection at the ground floor level shall utilize deployable flood barriers at the building perimeter where the façade and entrances are below the DFE.
- **Power Redundancy:** the design team will evaluate feasibility of
  - Emergency and standby generator
  - Battery storage, fuel cells, and solar PV as potential alternative backup power sources for the project
- **Heat Island Mitigation:**
  - Reflective pavements and roof with the selection of high SRI materials
  - Tree shading and building canopy

Waivers

Massing, Facade, and Street Activation

Type	Development Plan Reference	Developer Rationale for Waiver
Street Frontage	80% frontage required along Clifford Street. *Table 2.3-1 and Figure 2.3-1*	Clifford Street property line is 143'-4" in length. Length of building facade within the 8ft build-to zone is 82'-6" long (58% frontage). An additional 22'-0" (15%) of building wall is set back 14'-5" from property line for landscaping and building articulation. Pedestrian and vehicular access to the site can not be accommodated without a waiver from this requirement given the parcel dimensions.
Massing & Facade Articulation	For buildings more than 120 feet long, there must be a change in plane in the building façade above the first floor every 100 feet, using notches, bays, offset façade, etc. *Section 2.5.A.1.A*	Facade along Richmond Street is currently 121 feet long without significant change in plane in order to relate to the ground floor lobby/amenity location.
Massing & Facade Articulation	Flat roofs shall include cornices, parapets, or similar architectural details to add articulation and create a shadow line at the top of the facade. *Section 2.5 A.1.d*	No rationale provided.
Fenestration	Facades shall provide areas of transparency equal to at least 70% of the wall area, between the height of 1 and 12 feet from the ground. *Section 2.5.A.2.B*	Final design may not meet requirement for 70% transparency, due to building program requirements at ground floor.
Building Entry	Building facades more than 100’ in length shall incorporate entrances no more than every 40’ along the primary building frontage. *Section 2.5.A.3.C*	Distance between building entrances exceeds this limitation due to ground floor program requirements and security of building.
Marquee Signage	Marquees are to be constructed over a building entrance and are limited to the width of the building entrances plus a maximum of 5 additional feet on either side of the entrance doors. *Section 2.5.A.5.D*	Building canopies/marquees exceed length limitation above. They are designed to provide cover over the sidewalk at the main entrance and, for secondary entrances, relate to the width of the storefront window bays.

Waivers

Parking, Loading, Utilities, and Mechanical

Type	Development Plan Reference	Developer Rationale for Waiver
Loading	Clifford Street curb cut width exceeds maximum of 24’. Waiver by Commission required to modify this requirement. *Section 2.4.E.5*	This is needed in order to accommodate delivery vehicle turning maneuvers. Commission may want to see turning maneuvers supporting this request.
Surface Parking	Surface parking is permitted only as a special exception by vote of the Commission, and are only permitted along Secondary Streets. *Section 2.4.B.6*	Parking area will be access from Clifford Street. Richmond & Clifford are both Primary Streets; the site has no access to secondary streets. Parking immediately adjacent to the building is required to facilitate delivery of lab samples to the RISHL.
Exterior Loading Docks	Exterior loading docks are prohibited. *Section 2.5.E.3*	We are planning to conceal our docks with a large overhead rolling door similar to the Point225 building. We should confirm with the district that this meets the intent of the zoning.
Long-Term Bicycle Parking	Bicycle spaces to be a minimum of 2’x6’ with a vertical clearance of 7’. *Section 2.4.D.2.A*	Long-term bike storage is located outside, fully-covered by a canopy and utilized tiered back racks to conserve limited site space.
Mechanical Equipment	Building-mounted mechanical louvers shall not be mounted on Primary Street facades. *Section 2.5.A.7.A*	Mechanical penthouse design necessitates mechanical louvers at the 8th floor façade facing Clifford Street, which is a primary street. Louvers are set back from the main building façade and will be minimized as much as possible.
Mechanical Equipment	Ground and roof-mounted mechanical equipment shall be screened so as not to be visible to a pedestrian from within the right-of-way of a Primary Street abutting the property containing the building. *Section 2.5.A.7.E*	We should speak to the district about the use of metal screening that is perforated.

Thank You!