

October 18, 2022

Caroline Skuncik, Executive Director
I-195 Redevelopment District Commission
225 Dyer Street, Fourth Floor,
Providence, RI 02903

utile

RE: Parcel 8/8A Concept Plan Design Review Panel Comments

Design Review Panel Contributors:

- Craig Barton, Design Review Panel Member
- Emily Vogler, Design Review Panel Member
- Jack Ryan, Design Review Panel Member
- Tim Love, Utile
- Zoë Mueller, Utile

Dear Caroline,

Utile and the I-195 Redevelopment District Design Review Panel convened on October 13, 2022, to review and discuss the revised architectural drawings and building program information provided by D+P and Truth Box for their proposed mixed-use development on Parcels 8 & 8A. In general, Utile and the Design Review Panel think the updated design proposal is much better than the original scheme and is reflective of the feedback the design received from Utile, the Design Review Panel, and the Commission.

Parking, Loading, Site Plan and Roof Recommendations

1. Parking and Loading: Parking occupies 5 levels at the rear/interior of the building, allowing for active ground floor spaces facing South Main Street. Parking layout is simple and rational, and does not require tandem parking, making it easy to operate. No changes are suggested for the parking. However, given the scale of the building, it would be helpful to understand how delivery receiving is proposed to be handled - within or outside of the parking structure.
2. Roof Planes: Would like to see clarification of rooftop uses at the building setbacks and further study of the alignment and relationship of the various roof planes with view corridors and highway alignments. The roof of the parking deck, for example, could support private terraces for the residential tower apartments that face it.

Ground Floor Program and Public Realm Activation Recommendations

1. Entryways: Residential and office lobbies are de-emphasized, making retail and office frontage more prominent visually which is generally positive, however, the office lobby in particular may benefit from being more visible from the street for visitors. The ground floor arcade and the location of the office HQ signage at the top of the building, means that the location of the HQ entrance is not legible.
2. Active Uses: The largest retail space is appropriately prioritized to anchor the corner of South Main Street and Pike Street. Creative strategies like fitness use in narrow retail spaces demonstrate commitment to activate the public realm along Main Street despite dimensional constraints of the parcel.
3. Arcade: While the arcade adds depth to the building elevation at street level, we are not convinced that a northeast-facing arcade is justified, given Providence's

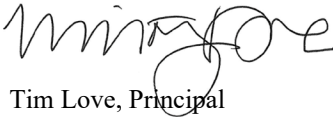
climate. In addition, the arcade terminates awkwardly on its southern end. A solar study and more detailed drawings that include landscape features, seating and other amenities can help clarify its potential role within the larger public realm.

Building Expression and Facade Design Recommendations

1. Facade Materials: Varied facade materials are used to successfully break down the overall mass and scale of the building and give the impression of multiple smaller buildings with distinct material identities. To further emphasize this effect, we suggest simplifying the material palette for the residential components so that the two masses each have a more uniform material treatment and a more matter-of-fact massing expression. The brick mid-rise liner residential building should be simplified through the removal of the shallow aluminum panel “bays” and the high-rise residential building should have a more consistent glass, panel, and frame expression through the removal of the GFRC panels that rise part of the way up the tower's face.
2. Office Facade Design: the exaggerated curved cornice of the office building makes the building feel squat. We suggest a smaller scale cornice profile and a more vertical emphasis to the implied structural grid to make the office building seem less compressed.

Please do not hesitate to reach out if you have questions or would like additional information.

Regards,



Tim Love, Principal
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