

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION **PUBLIC SESSION** **NOVEMBER 9, 2022**

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Wednesday, November 9, 2022, in Public Session, beginning at 5:00 P.M., at District Hall, located at 225 Dyer Street, Providence, Rhode Island pursuant to a notice of the meeting to all Commissioners and public notice of the meeting, a copy of which is attached hereto, as required by applicable Rhode Island law.

The following Commissioners were present and participated throughout the meeting: Vice Chairperson Marc Crisafulli, Mr. Michael McNally, Mr. Robert McCann, Ms. Sandra Smith, and Dr. Barrett Bready, and ex-officio board members Ms. Liz Tanner and Ms. Bonnie Nickerson.

Also, present were Ms. Caroline Skuncik, District Executive Director, Ms. Amber Ilcisko, District Director of Operations, and Mr. Charles F. Rogers of Locke Lord, LLP, legal counsel to the District.

1. WELCOMING REMARKS BY VICE CHAIRPERSON CRISAFULLI.

Vice Chairperson Crisafulli called the meeting to order at 5:01 P.M. He noted project momentum in the District with recent ribbon-cuttings at Emblem 125 and Trader Joe's. He also stated the meeting would consist of the second phase of the concept design review process for three proposed projects.

2. PUBLIC COMMENT SESSION.

One member of the public signed up to speak; those comments included concerns about the parking study underway and the data shared at a recent listening session regarding the parking study underway on the west side of the District.

3. REVIEW AND APPROVAL OF THE MINUTES OF THE COMMISSION MEETINGS HELD ON OCTOBER 19, 2022.

Vice Chairperson Crisafulli noted that the minutes of the October 19, 2022, meetings had been distributed to the Commissioners and asked if there were any comments or corrections.

There being none, upon motion made by Ms. Smith and seconded by Mr. McNally, the following vote was adopted:

VOTED: To approve the minutes of the of the Commission meetings held on October 19, 2022.

Voting in favor of the foregoing were: Vice Chairperson Crisafulli, Dr. Bready, Mr. McCann, Ms. Smith, and Mr. McNally.

Voting against the foregoing were: None.

4. EXECUTIVE DIRECTOR'S REPORT ON DISTRICT ACTIVITIES.

Ms. Skuncik provided updates on proposed development projects in the District, including the ceremonial groundbreaking that took place on Lot 3 of Parcel 25 for the future lab building. She noted work was anticipated to begin onsite in early 2023. She stated ribbon-cuttings had taken place for Emblem 125 located on Parcel 28 and for Trader Joe's located on Parcel 6, noting a larger ribbon-cutting event would take place for the Parcel 6 project when the residential buildings are complete. She also said an RFP for Parcels 14 and 15 had been released. Ms. Skuncik continued her report with an update on the park pavilion project. She stated an RFP for future food and beverage operators had been released and that responses were due at the end of December. Her report concluded with an update on the parking study underway for the west side of the District. She explained a listening session was held and comments taken during that event would be incorporated into the final report.

There was no further discussion.

5. PRESENTATION REGARDING THE APPLICATIONS BY ANCORA 150 RICHMOND HOLDINGS, LLC ("ANCORA") FOR (I) CONCEPT DESIGN APPROVAL FOR THE PROPOSED COMMERCIAL DEVELOPMENT ON LOT 3 OF FORMER PARCEL 25 AND (II) FOR WAIVERS FROM THE PROVISIONS OF SECTIONS 2.3 DIMENSIONAL STANDARDS WITH RESPECT TO STREET FRONTAGE; 2.4 PARKING AND LOADING WITH RESPECT TO SURFACE PARKING, LOADING, LONG-TERM BICYCLE PARKING; 2.5 DESIGN STANDARDS WITH RESPECT TO MASSING AND FAÇADE, ARTICULATION, FENESTRATION, BUILDING ENTRY, MARQUEES, MECHANICAL EQUIPMENT OF THE DISTRICT DEVELOPMENT PLAN.

Ms. Skuncik outlined the new design review process and then introduced Peter Caulkins of Ancora. Mr. Caulkins provided an overview of the program and vision from the developer's perspective. He then introduced Mr. John MacCallum of HOK, the project architect, who used a Power Point presentation to present the updates to the concept design. The presentation included following: the site context, the site plan, site access, ground floor plan, rendering of the building corner, rendering from Clifford Street, rendering from Point 225, building materials, ground floor plan, street activation and feature walls, and rendering of shared entry and lobby.

Discussion continued on environmental and weather impacts to the window treatments, differentiation of shared receiving and delivery space, number of other private enterprises, amount of speculative space, and ability to use innovation lab space.

6. PRESENTATION BY UTILE, INC. REGARDING THE APPLICATIONS SUBMITTED BY ANCORA FOR (I) CONCEPT DESIGN APPROVAL AND (II)

FOR WAIVERS WITH RESPECT TO THE PROPOSED COMMERCIAL DEVELOPMENT ON LOT 3 OF FORMER PARCEL 25.

Tim Love of Utile, Inc. presented an analysis of the updated concept design presented by Ancora for the proposed development on Lot 3 of former Parcel 25. Mr. Love used a Power Point presentation to present the following: site plan revision, revised site plan circulation approach, ground floor plan, street activation and entries, rear façade expression and materials, sustainability and resilience, and waivers. He noted the special exception for surface parking was not noticed on time and therefore would not be up for consideration. He also noted several other waivers, including for massing and façade articulation, long-term bicycle parking, and mechanical equipment were no longer required with the updates to the design. Mr. Love also stated they recommend two other waivers regarding the loading dock and loading curb cut width be deferred for further study.

Discussion continued on the contemporaneous of the design in relation to other buildings along Route 128 and the balance of uses in relation to design.

7. PUBLIC COMMENT REGARDING THE APPLICATIONS BY ANCORA FOR (I) CONCEPT DESIGN APPROVAL AND (II) FOR WAIVERS WITH RESPECT TO THE PROPOSED COMMERCIAL DEVELOPMENT ON LOT 3 OF FORMER PARCEL 25.

Vice Chairperson Crisafulli called upon the designated neighborhood design representatives to provide their comments first. Only a representative from the Jewelry District Association was in attendance; comments included concerns about the façade and the underemphasis of the mechanical penthouse. Comments were in favor of the form and scale.

No other members of the public elected to provide comment.

8. VOTE TO CONSIDER THE APPLICATIONS BY ANCORA FOR (I) CONCEPT DESIGN APPROVAL AND (II) WAIVERS WITH RESPECT TO THE PROPOSED COMMERCIAL DEVELOPMENT ON LOT 3 FORMER PARCEL 25.

There being no further discussion, Vice Chairperson Crisafulli called for a vote; upon motion made by Ms. Smith and seconded by Mr. McCann, the following vote was adopted:

VOTED: That the resolution regarding concept plan approval for the proposed project on Lot 3 of Former Parcel 25 (a copy of which Resolution had been circulated to the members and is attached hereto as Exhibit A), be, and it hereby, is adopted and approved.

Voting by in favor of the foregoing were: Vice Chairperson Crisafulli, Dr. Bready, Mr. McCann, Ms. Smith, and Mr. McNally.

Voting against the foregoing were: None

Following, Vice Chairperson requested a vote regarding the proposed waivers.

There being no further discussion, upon motion made by Mr. McCann and seconded by Ms. Smith the following vote was adopted

VOTED: That the resolution regarding approval for waivers for the proposed project on Lot 3 of (a copy of which Resolution had been circulated to the members and is attached hereto as Exhibit B), be, and it hereby, is adopted and approved.

Voting by in favor of the foregoing were: Vice Chairperson Crisafulli, Dr. Bready, Mr. McCann, Ms. Smith, and Mr. McNally.

Voting against the foregoing were: None.

9. PRESENTATION REGARDING THE APPLICATION BY D+P REAL ESTATE AND TRUTH BOX INC. (“DP/TRUTHBOX”) FOR CONCEPT DESIGN APPROVAL FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PARCELS 8 AND 8A.

Leo Patterson of Perkins Eastman, the project architect, used a Power Point presentation to present the updated concept design. His presentation included the following: a narrative of the changes and a feedback summary, the access plan, parcel plan, view corridors and roof planes, view within the building, entryways and arcade, arcade and offices façade design, solar study, and residential façade design.

Mr. Jordan Durham of D+P Real Estate noted the compressed timeline between meetings resulted in some comments not being addressed, but that they would be at final design.

Discussion continued on Bank RI’s involvement in design, solar study impacts on glass, impacts of the design changes to the acoustics, and reduction in glass.

10. PRESENTATION BY UTILE, INC. REGARDING THE APPLICATION OF DP/TRUTHBOX FOR CONCEPT DESIGN APPROVAL FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PARCELS 8 AND 8A.

Tim Love of Utile, Inc. presented an analysis of the updated concept design presented by DP/TruthBox regarding the proposed development on Parcels 8 and 8a using a Power Point presentation. His presentation included the evolution of the design, residential building composition and materiality, office building façade composition, ground floor activation and entries, view corridors and roof planes, sustainability, resilience, and waivers.

There was no further discussion.

11. PUBLIC COMMENT REGARDING THE APPLICATION OF DP/TRUTHBOX FOR CONCEPT DESIGN APPROVAL FOR THE PROPOSED MIXED-USE

DEVELOPMENT ON PARCELS 8 AND 8A.

Vice Chairperson Crisafulli called upon the designated neighborhood design representatives to provide their comments first. Only a representative from the Jewelry District Association was in attendance: comments included desire for a simpler version of the large building and its status as a gateway building. Concerns were made about the monolithic design, solar gain, requirement of screening to address acoustics, and access to the retail.

No other members of the public elected to provide comment.

12. VOTE TO CONSIDER THE APPLICATION BY DP/TRUTH BOX INC. FOR CONCEPT DESIGN APPROVAL FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PARCELS 8 AND 8A.

There was discussion regarding concept design approval entails and concerns about the façade. Vice Chairperson Crisafulli thanked them for their flexibility to date and requested they address concerns before final design is presented.

Mr. Durham stated that there was still work to be done and that the design would be more advanced before they returned for final plan approval.

There being no further discussion, upon motion made by Ms. Smith and seconded by Mr. McCann, the following vote was adopted:

VOTED: That the resolution regarding concept plan approval for the proposed project on Parcels 8 and 8a (a copy of which Resolution had been circulated to the members and is attached hereto as Exhibit C), be, and it hereby, is adopted and approved.

Voting by in favor of the foregoing were: Vice Chairperson Crisafulli, Dr. Bready, Mr. McCann, Ms. Smith, and Mr. McNally.

Voting against the foregoing were: None

13. PRESENTATION REGARDING THE APPLICATIONS BY PENNROSE LLC (“PENNROSE”) FOR (I) CONCEPT DESIGN APPROVAL FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON A PORTION OF PARCEL 9 AND (II) FOR A WAIVER FROM THE PROVISIONS OF SECTION 2.5.A.2.B OF THE DEVELOPMENT PLAN OF THE I-195 REDEVELOPMENT DISTRICT WITH RESPECT TO GROUND FLOOR FAÇADE TRANSPARENCY

Ms. Skuncik introduced Rebecca Schofield of Pennrose. Ms. Schofield presented the updated concept design for the second phase of the proposed development on Parcel 9 using a Power Point presentation. The presentation included a program overview, development timeline, and project location. She then introduced Mr. Randy Collins of Beta Group, project landscape

architect who presented the original site plan, the updated site plan, a detailed courtyard plan, courtyard precedent images, and playground design. Mr. Andrew Tebbins of TAT, project architect, then presented ground floor updates, second floor and typical upper floor plans, an aerial perspective looking north, perspective views from Traverse Street, the parking lot, Bessie Way, and I-195, previous elevation proposed, the façade, and design precedents.

Discussion continued on the parking lot crash wall requirement and the playground fence.

14. PRESENTATION BY UTILE, INC. REGARDING THE APPLICATIONS BY PENNROSE FOR (I) CONCEPT DESIGN APPROVAL AND (II) A WAIVER WITH RESPECT TO THE PROPOSED RESIDENTIAL DEVELOPMENT ON A PORTION OF PARCEL 9.

Tim Love of Utile, Inc. presented an analysis of the updated concept design presented by Pennrose using a Power Point presentation. The presentation included the courtyard evolution, updated courtyard plan options, upper story cornice line refinements, the City Walk edge and coordination of edge, materiality and landscape designs, sustainability, resiliency, and waivers.

There was no further discussion.

15. PUBLIC COMMENT REGARDING THE APPLICATIONS BY PENNROSE FOR (I) CONCEPT DESIGN APPROVAL AND (II) A WAIVER WITH RESPECT TO THE PROPOSED RESIDENTIAL DEVELOPMENT ON A PORTION OF PARCEL 9.

Vice Chairperson Crisafulli called upon the designated neighborhood design representatives to provide their comments first. Only a representative from the Jewelry District Association was in attendance who declined to comment.

No other members of the public elected to provide comment.

16. VOTE TO CONSIDER THE APPLICATIONS BY PENNROSE FOR (I) CONCEPT DESIGN APPROVAL AND (II) A WAIVER WITH RESPECT TO THE PROPOSED RESIDENTIAL DEVELOPMENT ON A PORTION OF PARCEL 9.

There was discussion on the ability to delay the vote, the ability to provide a conditional approval to meet the December funding round, and concerns regarding the courtyard.

There being no further discussion, upon motion made by Mr. McNally and seconded by Mr. McCann, the following vote was adopted:

VOTED: That the resolution regarding concept plan approval for the proposed project on a portion of Parcels 9 (a copy of which Resolution had been circulated to the members and is attached hereto as Exhibit D), be, and it hereby, is adopted and approved.

Voting by in favor of the foregoing were: Vice Chairperson Crisafulli, Dr. Bready, Mr.

McCann, Ms. Smith, and Mr. McNally.

Voting against the foregoing were: None

Following, Vice Chairperson Crisafulli requested a vote regarding the waiver.

There being no further discussion, upon motion made by Mr. McNally and seconded by Mr. McCann, the following vote was adopted:

VOTED: That the resolution regarding ground floor façade transparency waiver for Parcel 9 (a copy of which Resolution had been circulated to the members and is attached hereto as Exhibit E), be, and it hereby, is adopted and approved.

Voting by in favor of the foregoing were: Vice Chairperson Crisafulli, Dr. Bready, Mr. McCann, Ms. Smith, and Mr. McNally.

Voting against the foregoing were: None

17. VICE CHAIRPERSON'S REPORT/AGENDA FOR NEXT MEETING ON WEDNESDAY, DECEMBER 14, 2022, AT 5:00 P.M.

Vice Chairperson Crisafulli did not have a report.

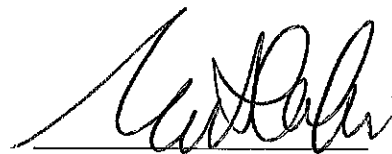
There being no further discussion, upon motion made by Dr. Bready and seconded by Mr. McNally, the following vote was adopted:

VOTED: That the meeting be adjourned.

Voting by in favor of the foregoing were: Vice Chairperson Crisafulli, Dr. Bready, Mr. McCann, Ms. Smith, and Mr. McNally.

Voting against the foregoing were: None.

The meeting was adjourned at 6:53 P.M.



Marc Crisafulli, Vice Chairperson

EXHIBIT A

I-195 REDEVELOPMENT DISTRICT

Resolution Re: Concept Plan Approval
For Proposed Project On Lot 3 of Former Parcel 25

November 9, 2022

WHEREAS: The District has entered into a Purchase and Sale Agreement (the “Agreement”) with Ancora 150 Richmond Holdings LLC (“Ancora”) dated October 3, 2022, pursuant to which the District has agreed to sell District Lot 3 of former Parcel 25 to Ancora; and

WHEREAS: The Commission has received an application (the “Application”) from Ancora in accordance with the requirements of the District’s Development Plan (the “Development Plan”) for Concept Plan Approval of a Concept Plan for a proposed project to consist an approximately 212,000 building to be built on Lot 3 to include (a) approximately 80,000 square feet to be owned and occupied by the Rhode Island State Health Lab and (b) approximately 130,000 square feet of private laboratory, office and ground floor amenity-retail space of which no less than 50% will be wet-lab space (the “Proposed Project”); and

WHEREAS: The Commission’s design review panel has reviewed the Application and made certain recommendations to Ancora, many of which Ancora has incorporated into the Concept Plan; and

WHEREAS: At its meetings on October 19 and this date, the Commission received presentations by Ancora and by Utile Design (“Utile”), the Commission’s design consultant, with respect to the Concept Plan for the Proposed Project; and

WHEREAS: The Commission invited comments from the neighborhood representatives and the public with respect to the Concept Plan for the Proposed Project and several were offered; and

WHEREAS: Utile has recommended that the Concept Plan be approved, subject to certain conditions set forth in Utile’s letter to the Commission dated November 4, 2022; and

WHEREAS: The Commission, having considered the presentations of Ancora and Utile with respect to the Concept Plan, 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 Ancora, subject to and contingent upon the conditions set forth in Utile's letter of November 4, 2022, 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

November 4, 2022

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

utile

RE: 150 Richmond Concept Plan Approval Recommendation

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, the I-195 Redevelopment District's Urban Design and Planning consultant, recommends that the Commission grant Concept Plan Approval and approve the requested waivers (see below) for the Ancora and GRE proposal for 150 Richmond Street, with the conditions outlined below. Ancora and GRE and their team members have been responsive and collaborative throughout the process and have put forward a thoughtful design proposal that addresses the issues raised by the design review panel.

Summary of the Design Review Process

Utile and the I-195 Redevelopment District Design Review Panel met on September 26, 2022 and again on October 15, 2022 to review the architectural drawings, renderings and building program information presented by Ancora and GRE for their proposed lab development at 150 Richmond Street (also referred to as Lot 402 or as Lot 3 of former Parcel 25). The consolidated feedback of the Panel was provided to the developer as a memo on October 18th of 2022. The memo is attached as an appendix.

Waivers

We recommend approving the requested waivers below:

1. Street Frontage (Table 2.3-1 and Figure 2.3-1) - allow less than 80% frontage along Clifford Street.
2. Massing & Facade Articulation (Section 2.5.A.1.A) - allow more than 100 feet before a change in plane in the building facade above the first floor.
3. Fenestration (Section 2.5.A.2.B) - allow less than 70% transparency on ground floors facing Clifford Street.
4. Building Entry (Section 2.5.A.3.C) - allow more than 40 feet between entrances along the primary building frontage.
5. Marquee Signage (Section 2.5.A.5.D) - allow canopy/marquee to extend more than 5 feet beyond the width of the building entrances.
6. Mechanical Equipment Louvers (Section 2.5.A.7.A) - allow building-mounted mechanical louvers on the Clifford Street facade, provided they are set back from the main building facade and are minimized through placement as well as color and texture matching with surrounding facade materials.

These waivers are justified by unique lab-related programmatic needs and constraints, the challenging site configuration and dimensions, and the demonstration of a good faith effort to comply with the spirit of the Development Plan.

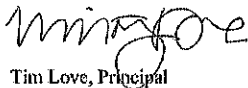
Architecture & Planning
115 Kingston St.
Boston, MA 02111
utile.design.com

Conditions for Concept Plan Approval

1. Design Issues
 - a. The rear site plan needs additional revisions in order to provide a more safe, comfortable, and engaging pedestrian experience, especially from the 225 Dyer mid-block pedestrian path to Clifford Street.
 - b. The rear facade needs further refinement to make it less utilitarian-looking by introducing scale and texture.
2. Requested Waivers that need to be studied further, based on further development of the site plan design (see no. 1 above)
 - a. Surface Parking (Section 2.4.B.6) - determine an agreed upon maximum number and configuration of surface parking spaces to meet RISHL needs.
 - b. Loading Curb Cut Width (Section 2.4.E.5) - determine if partnerships with the City and abutters yield better alternative solutions to the truck turning radius problem without requiring a curb cut that exceeds the maximum of 24 feet.
 - c. Exterior Loading Dock (Section 2.5.E.3) - determine if improved screening is possible through landscape and site plan improvements.

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

Regards,



Tim Love, Principal
Utile
115 Kingston Street
Boston, MA 02111

utile

EXHIBIT B

I-195 REDEVELOPMENT DISTRICT

**RESOLUTION REGARDING APPROVAL OF WAIVERS AND SPECIAL EXCEPTION
FOR LOT 3**

November 9, 2022

WHEREAS: Pursuant to the Rhode Island Special Economic Development District Enabling Act (the “SEDD Act”), the Commission is charged with approving all plans for development within the I-195 Redevelopment District; and

WHEREAS: Pursuant to the SEDD Act, the Commission has adopted a Development Plan applicable to construction with the I-195 Redevelopment District; and

WHEREAS: The Commission has received a Concept Plan application from Ancora 150 Richmond Holdings LLC (“Ancora”), the proposed purchaser of Lot 3, in which Ancora requests waivers from the following provisions of the Development Plan:

- (a) Section 2.3-1 with respect to street frontage;*
- (b) Section 2.4.E.5 with respect to loading curb cut width;*
- (c) Section 2.5.A.1.A with respect to massing and façade articulation;*
- (d) Section 2.5.A.2.B with respect to fenestration;*
- (e) Section 2.5.A.3.C with respect to building entries;*
- (f) Section 2.5.A.5.D with respect to marque signage;*
- (g) Section 2.5.A.7.A with respect to mechanical equipment louvers; and*
- (h) Section 2.5.E.3 with respect to exterior loading dock (the “Requested Waivers”).*

WHEREAS: Utile, Inc., the District’s design consultant (“Utile”), has determined that certain of the Requested Waivers are appropriate and has recommended to the District, by letter dated November 4, 2022, a copy of which is attached hereto as Exhibit A and is incorporated herein by reference (the “Utile Letter”), that the District grant waivers from the following provisions of the Development Plan (the “Recommended Waivers”):

- (a) Section 2.3-1 with respect to street frontage;*
- (b) Section 2.5.A.1.A with respect to massing and façade articulation;*
- (c) Section 2.5.A.2.B with respect to fenestration;*
- (d) Section 2.5.A.3.C with respect to building entries;*
- (e) Section 2.5.A.5.D with respect to marque signage; and*
- (f) Section 2.5.A.7.A with respect to mechanical equipment louvers.*

WHEREAS: In the Utile Letter, Utile recommends that a decision with respect to the following Requested Waivers be deferred (the “Deferred Waivers”) pending additional study by

Ancora;

- (a) Section 2.4.E.5 with respect to loading curb cut width; and*
- (b) Section 2.5.E.3 with respect to exterior loading dock.*

WHEREAS: At a public hearing held this date, the Commission heard a presentation by Utile with respect to the Waivers [*and heard comments from the public*].

NOW, THEREFORE, acting by and through its Commissioners, the District hereby resolves as follows:

RESOLVED: That the District hereby (a) finds that, due to the unique lab-related programmatic needs and constraints of the project and the challenging site configuration and dimensions, enforcement of the regulations for a non-residential use contained in the Development Plan would preclude the full enjoyment by the owner of a permitted use and amount to more than a mere inconvenience (b) adopts the recommendations contained in the Utile Letter with respect to the Requested Waivers and (c) grants the Recommended Waivers.

EXHIBIT A

November 4, 2022

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

utile

RE: 150 Richmond Concept Plan Approval Recommendation

Design Review Panel Contributors:

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

Dear Caroline,

Utile, the I-195 Redevelopment District's Urban Design and Planning consultant, recommends that the Commission grant Concept Plan Approval and approve the requested waivers (see below) for the Ancora and GRE proposal for 150 Richmond Street, with the conditions outlined below. Ancora and GRE and their team members have been responsive and collaborative throughout the process and have put forward a thoughtful design proposal that addresses the issues raised by the design review panel.

Summary of the Design Review Process

Utile and the I-195 Redevelopment District Design Review Panel met on September 26, 2022 and again on October 15, 2022 to review the architectural drawings, renderings and building program information presented by Ancora and GRE for their proposed lab development at 150 Richmond Street (also referred to as Lot 402 or as Lot 3 of former Parcel 25). The consolidated feedback of the Panel was provided to the developer as a memo on October 18th of 2022. The memo is attached as an appendix.

Waivers

We recommend approving the requested waivers below:

1. Street Frontage (Table 2.3-1 and Figure 2.3-1) - allow less than 80% frontage along Clifford Street.
2. Massing & Facade Articulation (Section 2.5.A.1.A) - allow more than 100 feet before a change in plane in the building façade above the first floor.
3. Fenestration (Section 2.5.A.2.B) - allow less than 70% transparency on ground floors facing Clifford Street.
4. Building Entry (Section 2.5.A.3.C) - allow more than 40 feet between entrances along the primary building frontage.
5. Marquee Signage (Section 2.5.A.5.D) - allow canopy/marquee to extend more than 5 feet beyond the width of the building entrances.
6. Mechanical Equipment Louvers (Section 2.5.A.7.A) - allow building-mounted mechanical louvers on the Clifford Street facade, provided they are set back from the main building facade and are minimized through placement as well as color and texture matching with surrounding facade materials.

These waivers are justified by unique lab-related programmatic needs and constraints, the challenging site configuration and dimensions, and the demonstration of a good faith effort to comply with the spirit of the Development Plan.

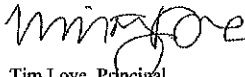
Architecture 115 Kingston St.
& Planning Boston, MA 02111
 utiledesign.com

Conditions for Concept Plan Approval

1. Design Issues
 - a. The rear site plan needs additional revisions in order to provide a more safe, comfortable, and engaging pedestrian experience, especially from the 225 Dyer mid-block pedestrian path to Clifford Street.
 - b. The rear facade needs further refinement to make it less utilitarian-looking by introducing scale and texture.
2. Requested Waivers that need to be studied further, based on further development of the site plan design (see no. 1 above)
 - a. Surface Parking (Section 2.4.B.6) - determine an agreed upon maximum number and configuration of surface parking spaces to meet RISHL needs.
 - b. Loading Curb Cut Width (Section 2.4.E.5) - determine if partnerships with the City and abutters yield better alternative solutions to the truck turning radius problem without requiring a curb cut that exceeds the maximum of 24 feet.
 - c. Exterior Loading Dock (Section 2.5.E.3) - determine if improved screening is possible through landscape and site plan improvements.

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

Regards,



Tim Love, Principal
Utile
115 Kingston Street
Boston, MA 02111

utile

EXHIBIT C

I-195 REDEVELOPMENT DISTRICT

Resolution Re: Concept Plan Approval
For Proposed Project On Parcels 8 and 8a

November 9, 2022

- WHEREAS:** The District has entered into a Purchase and Sale Agreement (the “Agreement”) with Fuller Iron Works LLC (“Fuller”) dated November 4, 2022, pursuant to which the District has agreed to sell District Parcels 8 and 8a to Fuller; and
- WHEREAS:** The Commission has received an application (the “Application”) from Fuller in accordance with the requirements of the District’s Development Plan (the “Development Plan”) for Concept Plan Approval of a Concept Plan for a proposed project to consist of approximately 95 residential units, an approximately 55,000 square foot office building, a garage containing approximately 180 parking spaces and ground-floor retail and amenity space (the “Proposed Project”); and
- WHEREAS:** The Commission’s design review panel has reviewed the Application and made certain recommendations to Fuller, many of which Fuller has incorporated into the Concept Plan; and
- WHEREAS:** At its meetings on October 19 and this date, the Commission received presentations by Fuller and by Utile Design (“Utile”), the Commission’s design consultant, with respect to the Concept Plan for the Proposed Project; and
- WHEREAS:** The Commission invited comments from the neighborhood representatives and the public with respect to the Concept Plan for the Proposed Project and several were offered; and
- WHEREAS:** Utile has recommended that the Concept Plan be approved, subject to certain conditions set forth in Utile’s letter to the Commission dated November 4, 2022; and
- WHEREAS:** The Commission, having considered the presentations of Fuller and Utile with respect to the Concept Plan, 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 Fuller, subject to and contingent upon the conditions set forth in Utile's letter of November 4, 2022, 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

November 4, 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 Approval Recommendation

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, the I-195 Redevelopment District's Urban Design and Planning consultant, recommends that the Commission grant Concept Plan Approval for the D+P and Truth Box proposal for Parcels 8 and 8A, with the conditions outlined below. D+P and Truth Box and their team members have been responsive and collaborative throughout the process and have put forward a thoughtful design proposal that addresses the issues raised by the design review panel.

Summary of the Design Review Process

Utile and the I-195 Redevelopment District Design Review Panel convened on June 27, 2022 to review all RFP responses to proposed mixed-use developments on Parcels 8 & 8A, including the D+P and Truth Box's proposal. The Panel provided the developer a RFP Response memo on July 11, 2022. Subsequent to designation, the Panel convened on October 13, 2022 to review and discuss the Concept Plan Application materials. A Concept Plan Design Review memo was submitted on October 18th of 2022 (attached).

Waivers

No waivers were requested.

Conditions for Concept Plan Approval

The design review panel would like to see more differentiation between the lowrise and highrise residential masses, in terms of materiality and relative visual weight. As currently designed, the residential component looks like a large institutional building.

Please do not hesitate to reach out if you have questions or would like additional information on any of these comments.

Regards,



Tim Love, Principal
Utile
115 Kingston Street
Boston, MA 02111

Architecture
& Planning

115 Kingston St.
Boston, MA 02111
utiledesign.com

October 18, 2022

Caroline Skumcik, 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 Plans: 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

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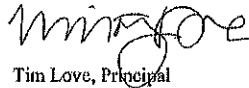
climate. In addition, the arcade terminates awkwardly on its southern end. A solar study and more detailed drawings that include landscape features, seating and other amenities can help clarify its potential role within the larger public realm.

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 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 GFRP 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
Utile
115 Kingston Street
Boston, MA 02111

utile

EXHIBIT C

I-195 REDEVELOPMENT DISTRICT

Resolution Re: Concept Plan Approval
For Proposed Project On Parcels 8 and 8a

November 9, 2022

- WHEREAS:** The District has entered into a Purchase and Sale Agreement (the “Agreement”) with Fuller Iron Works LLC (“Fuller”) dated November 4, 2022, pursuant to which the District has agreed to sell District Parcels 8 and 8a to Fuller; and
- WHEREAS:** The Commission has received an application (the “Application”) from Fuller in accordance with the requirements of the District’s Development Plan (the “Development Plan”) for Concept Plan Approval of a Concept Plan for a proposed project to consist of approximately 95 residential units, an approximately 55,000 square foot office building, a garage containing approximately 180 parking spaces and ground-floor retail and amenity space (the “Proposed Project”); and
- WHEREAS:** The Commission’s design review panel has reviewed the Application and made certain recommendations to Fuller, many of which Fuller has incorporated into the Concept Plan; and
- WHEREAS:** At its meetings on October 19 and this date, the Commission received presentations by Fuller and by Utile Design (“Utile”), the Commission’s design consultant, with respect to the Concept Plan for the Proposed Project; and
- WHEREAS:** The Commission invited comments from the neighborhood representatives and the public with respect to the Concept Plan for the Proposed Project and several were offered; and
- WHEREAS:** Utile has recommended that the Concept Plan be approved, subject to certain conditions set forth in Utile’s letter to the Commission dated November 4, 2022; and
- WHEREAS:** The Commission, having considered the presentations of Fuller and Utile with respect to the Concept Plan, 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 Fuller, subject to and contingent upon the conditions set forth in Utile's letter of November 4, 2022, 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

November 4, 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 Approval Recommendation

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, the I-195 Redevelopment District's Urban Design and Planning consultant, recommends that the Commission grant Concept Plan Approval for the D+P and Truth Box proposal for Parcels 8 and 8A, with the conditions outlined below. D+P and Truth Box and their team members have been responsive and collaborative throughout the process and have put forward a thoughtful design proposal that addresses the issues raised by the design review panel.

Summary of the Design Review Process

Utile and the I-195 Redevelopment District Design Review Panel convened on June 27, 2022 to review all RFP responses to proposed mixed-use developments on Parcels 8 & 8A, including the D+P and Truth Box's proposal. The Panel provided the developer a RFP Response memo on July 11, 2022. Subsequent to designation, the Panel convened on October 13, 2022 to review and discuss the Concept Plan Application materials. A Concept Plan Design Review memo was submitted on October 18th of 2022 (attached).

Waivers


No waivers were requested.

Conditions for Concept Plan Approval

The design review panel would like to see more differentiation between the lowrise and highrise residential masses, in terms of materiality and relative visual weight. As currently designed, the residential component looks like a large institutional building.

Please do not hesitate to reach out if you have questions or would like additional information on any of these comments.

Regards,



Tim Love, Principal
Utile
115 Kingston Street
Boston, MA 02111

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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

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& Planning Boston, MA 02111
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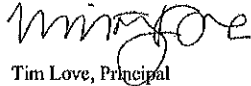
climate. In addition, the arcade terminates awkwardly on its southern end. A solar study and more detailed drawings that include landscape features, seating and other amenities can help clarify its potential role within the larger public realm.

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 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 GFRP 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
Utile
115 Kingston Street
Boston, MA 02111

utile

EXHIBIT D

I-195 REDEVELOPMENT DISTRICT

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

November 9, 2022

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 (the “Application”) from Pennrose in accordance with the requirements of the District’s Development Plan (the “Development Plan”) for Concept Plan Approval of a Concept Plan for a proposed project to consist of approximately 65 mixed-income residential units and approximately 30 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 has made certain recommendations to Pennrose, many of which Pennrose has incorporated into the Concept Plan; and

WHEREAS: At its meetings on October 19 and 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: The Commission invited comments from the public with respect to the Concept Plan for the Proposed Project and several were offered; and

WHEREAS: Utile has recommended that the Concept Plan be approved, subject to certain conditions set forth in Utile’s letter to the Commission dated November 4, 2022; and

WHEREAS: The Commission, having considered the presentations of Pennrose and Utile with respect to the Concept Plan, 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 November 4, 2022, 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

November 4, 2022

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

utile

RE: Parcel 9, Phase 2 Concept Plan Approval Recommendation

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, the I-195 Redevelopment District's Urban Design and Planning consultant, recommends that the Commission grant Concept Plan Approval and approve the requested waivers (see below) for Phase 2 of the Pennrose proposal for Parcel 9, with the conditions outlined below. The Pennrose team has acknowledged and committed to addressing the remaining design review concerns, which can be resolved during the design process leading to Final Plan Approval.

Summary of the Design Review Process

Utile and the I-195 Redevelopment District Design Review Panel met on September 19, 2022 and again on October 13, 2022 to review the Concept Plan Application materials provided by Pennrose for Phase 2 of their proposed mixed-income housing development on Parcel 9 (referred to as the "East Building" below). The consolidated feedback of the Panel on Phase 2 was provided to the developer as a memo on October 18th of 2022 (attached). Feedback from the panel on early-stage ideas for Phase 2 was also provided as part of the Phase 1 design review process.

Waivers

In recognition of the unique location and configuration of the site, budgetary constraints imposed by state funding, and Rhode Island Housing (RIH) energy efficiency targets, Utile recommends that the requested transparency waiver allowing for a minimum of 30% transparency for residential ground floor uses is granted. Additionally, we understand that the Pennrose team intends to seek an additional transparency waiver to allow for a minimum of 30% transparency for upper story uses. This additional waiver will be considered as part of the Final Plan Approval. Please note that these waivers are in addition to the waiver already granted as part of the Phase 1 design review process, which grants the Phase 2 building a minimum of 40% transparency for non-residential ground floor uses.

Conditions for Concept Plan Approval

1. Courtyard Design:
 - a. The courtyard design was not finalized at the time of Phase 1 Final Plan Approval and additional detail was requested as a condition of that approval.

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- b. Option 1 of the two freehand sketches recently submitted for the courtyard design is headed in the right direction. It includes diverse spaces where residents can gather outside of the play area and the plan geometry better-integrates the play area enclosure within the overall composition. Additionally, one of the seating areas allows parents to keep an eye on their children in the play area.
 - c. Despite positive advances in the design, the proposal requires additional development before the team can advance to construction documents. These refinements need to be demonstrated in a CAD plan and at least one three-dimensional view of the updated courtyard proposal.
 - d. Per one of the conditions of the Phase 1 Final Approval, the development team is still obligated to “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.”
2. Bessie Way Facade & Residential Entries:
- a. Provide a detailed plan, elevation, and digital perspective view that show the entries and planting buffer along the edge of the ground floor units that face Bessie Way, with the goal to create spatial separation and a threshold between the public sidewalk and unit entries (see 1.c above).
3. CityWalk Facade & Foundation Plantings:
- a. Coordinate the openings in the garage with the windows above so they relate better visually and provide better structural continuity.
 - b. Simplify the number of materials used on the base of the building facing CityWalk.
 - c. Provide a detailed plan, elevation, and digital perspective view that shows the proposed landscape buffer along the edge of the garage in relation to the material treatment of the first floor of the building (see 1.c above).

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

Regards,



Tim Love, Principal
Utile
115 Kingston Street
Boston, MA 02111

utile

October 18, 2022

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

utile

RE: Parcel 9, Phase 2 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 met on September 19, 2022, and again on October 13, 2022, to review the revised architectural drawings, renderings, and building program information provided by Pennrose for Phase 2 of their proposed mixed-income housing development on Parcel 9 (referred to as the "East Building" below). Many of the comments restate comments provided during the Phase 1 design review process because they remain unaddressed in the most recent package. The comments below are meant to inform potential revisions to the design prior to Concept Plan Approval of Phase 2.

Courtyard Recommendations

Insufficiently Addressed Phase 1 Comments:

1. Redesign the Courtyard as a community space:
 - a. Provide a better balance of hard surfaces and plantings that acknowledge pedestrian desire lines and view corridors.
 - b. Mount string lights to the two buildings in order to create a virtual ceiling, helping to create a warm and welcoming space in the evening that is conducive to community use.
 - c. Provide a variety of seating options, including some paired with tables, in order to invite use of the space by building residents. Potential furniture combinations include Adirondack chairs, picnic tables, benches, seat walls, etc.

Additional Phase 2 Comments:

1. Issues raised about the courtyard design during Phase 1 Final Plan Approval remain unresolved, compromising the overall public realm design impact of both phases of the project. In addition, the current courtyard design is less successful than the version shared at the conclusion of the Phase 1 design review process. We recommend delaying the Concept Design approval of Phase 2 until the Pennrose team is able to present a satisfactory approach and detailed design for the courtyard.
 - a. Provide a more detailed plan of the courtyard that shows paving treatments, fencing, planter edges, seating, and planting strategies (included intended plant materials, etc.).

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- b. Since the play area enclosure is the dominant visual feature in the courtyard, provide more clarity on the code requirements and design characteristics.
- c. Provide an explanation of the use conditions for the play area - is it exclusively for the day care, or can residents and members of the public make use of it in off hours?

Other Ground Plane and Landscape Design Recommendations

Insufficiently Addressed Phase 1 Comments:

1. Partner with RIDOT to deploy a more intensive foundation planting strategy between City Walk and the blank walls of the East Building.
 - a. Ideally, the foundation plantings should step up in two or three narrow tiers, so they hide most of the wall surface (similar in treatment as the one recommended along the blank garage wall of the West Building)
 - b. This same planting strategy should, if possible, be carried around the far corner of the building and meet the back-of-sidewalk on Bessie Way. Since there is more area between the end wall of the building and the path that connects City Walk with the sidewalk, the tiers of plantings can be expanded in plan to fill in more of the space.
2. Develop a more intentional strategy for the narrow planting area in front of the ground floor residential units in the East Building.
 - a. Raise the planting beds approximately 8-12"
 - b. Enclose them with a 24" metal fence with dominant verticals that create the density and rhythm of a traditional wrought iron fence
 - c. Plant the planters with medium height perennials such as grasses and herbaceous shrubs.

Additional Phase 2 Comments:

1. Residential entryways need refinement and a more nuanced design treatment.
 - a. The primary residential lobby entryway should be emphasized more through building massing, facade design, a more exaggerated canopy, and planting and hardscape strategy.
 - b. Ground floor residential entries need more effective spatial buffering between the doorways and public sidewalk to create the feeling of a protected transition from private to public. This can be achieved through planting strategies described in the Phase 1 feedback repeated above, along with use of canopies and, if possible, setting entries back from the primary facade plane.
2. The use of screening for the garage podium needs refinement.
 - a. Use of metal screen for parking area may not be appropriate for Bessie Way frontage. Explore the feasibility of introducing plantings that grow up these screens,
 - b. Wherever a metal screen is used, the rhythm of screens should have a common logic that connects the ground floor with the rhythm of window openings on upper stories. The garage openings do not need to be identical to the windows above, but the solid areas between the garage openings should align with some part of the solid wall sections between windows above. The larger goal is to have the vertical forces of the facade above make their way all the way to the ground.
 - c. Ground floor material composition along City Walk has too many elements. Suggest reducing to brick and screen only, removing the brown colored fiber cement element along the garage level elevation.
 - d. The design of the ground floor garage screens needs to be further developed with an intentional strategy that includes framing elements as part of the composition.

utile


Building Expression and Facade Design Recommendations

Additional Phase 2 Comments:

1. The design review panel needs more clarity on pattern, orientation, scale, texture, and color of all cladding materials to be able to evaluate the overall effect, especially for the penthouse diagonal "scale" pattern cladding and the metal screens used on the ground floor (see comment above). Provide photographs and product information of products selected.
2. Continuation of the dominant cornice line across tower elements at the termini of the upper story c-shaped floor plan dilutes the massing logic of these distinctive endcaps.
 - a. Currently the fifth-floor enclosed porch facing City Walk appears top heavy with the thick parapet wall/roof over the porch. The belt course/cornice that extends from the main building mass only intensifies this. Suggest converting the fifth-floor enclosed porch to an open terrace while retaining cornice behind it.
 - b. For the short end where the tower element is facing the highway, suggest eliminating the cornice allowing the tower to extend above it, or eliminating parapet so that the tower element comes down to align with the cornice line.

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

Regards,



Tim Love, Principal
Utile
115 Kingston Street
Boston, MA 02111

utile

EXHIBIT E

I-195 REDEVELOPMENT DISTRICT

**RESOLUTION REGARDING APPROVAL OF GROUND FLOOR FAÇADE TRANSPARENCY
WAIVER FOR PARCEL 9**

November 9, 2022

WHEREAS: Pursuant to the Rhode Island Special Economic Development District Enabling Act (the “SEDD Act”), the Commission is charged with approving all plans for development within the I-195 Redevelopment District; and

WHEREAS: Pursuant to the SEDD Act, the Commission has adopted a Development Plan applicable to construction with the I-195 Redevelopment District; and

WHEREAS: The Commission has received a design review application from Pennrose, LLC (“Pennrose”), the proposed purchaser of Parcel 9, in which Pennrose requests a waiver from the provisions of *Section 2.5 A. 2. c* of the Development Plan with respect to ground floor façade transparency for a non-residential use (the “Waiver”); and

WHEREAS: Utile, Inc., the District’s design consultant (“Utile”), has determined that the Waiver is appropriate and has recommended that the District grant the Waiver by letter dated November 4, 2022, a copy of which letter is attached hereto as Exhibit A and is incorporated herein by reference (the “Utile Letter”); and

WHEREAS: At a public hearing held this date, the Commission heard a presentation by Utile with respect to the Waiver [*and heard comments from the public*].

NOW, THEREFORE, acting by and through its Commissioners, the District hereby resolves as follows:

RESOLVED: That the District hereby (a) finds that, given the geography of Parcel 9, budgetary constraints imposed by state funding for affordable housing and Rhode Island Housing energy efficiency targets, enforcement of the ground floor façade transparency regulations for a non-residential use contained in the Development Plan would preclude the full enjoyment by the owner of a permitted use and amount to more than a mere inconvenience, (b) adopts the recommendations contained in the Utile Letter with respect to the Waiver and (c) grants the Waiver.

EXHIBIT A

November 4, 2022

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

utile

RE: Parcel 9, Phase 2 Concept Plan Approval Recommendation

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, the I-195 Redevelopment District's Urban Design and Planning consultant, recommends that the Commission grant Concept Plan Approval and approve the requested waivers (see below) for Phase 2 of the Pennrose proposal for Parcel 9, with the conditions outlined below. The Pennrose team has acknowledged and committed to addressing the remaining design review concerns, which can be resolved during the design process leading to Final Plan Approval.

Summary of the Design Review Process

Utile and the I-195 Redevelopment District Design Review Panel met on September 19, 2022 and again on October 13, 2022 to review the Concept Plan Application materials provided by Pennrose for Phase 2 of their proposed mixed-income housing development on Parcel 9 (referred to as the "East Building" below). The consolidated feedback of the Panel on Phase 2 was provided to the developer as a memo on October 18th of 2022 (attached). Feedback from the panel on early-stage ideas for Phase 2 was also provided as part of the Phase 1 design review process.

Waivers

In recognition of the unique location and configuration of the site, budgetary constraints imposed by state funding, and Rhode Island Housing (RIH) energy efficiency targets, Utile recommends that the requested transparency waiver allowing for a minimum of 30% transparency for residential ground floor uses is granted. Additionally, we understand that the Pennrose team intends to seek an additional transparency waiver to allow for a minimum of 30% transparency for upper story uses. This additional waiver will be considered as part of the Final Plan Approval. Please note that these waivers are in addition to the waiver already granted as part of the Phase 1 design review process, which grants the Phase 2 building a minimum of 40% transparency for non-residential ground floor uses.

Conditions for Concept Plan Approval

1. Courtyard Design:
 - a. The courtyard design was not finalized at the time of Phase 1 Final Plan Approval and additional detail was requested as a condition of that approval.

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- b. Option 1 of the two freehand sketches recently submitted for the courtyard design is headed in the right direction. It includes diverse spaces where residents can gather outside of the play area and the plan geometry better-integrates the play area enclosure within the overall composition. Additionally, one of the seating areas allows parents to keep an eye on their children in the play area.
 - c. Despite positive advances in the design, the proposal requires additional development before the team can advance to construction documents. These refinements need to be demonstrated in a CAD plan and at least one three-dimensional view of the updated courtyard proposal.
 - d. Per one of the conditions of the Phase 1 Final Approval, the development team is still obligated to "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."
2. Bessie Way Facade & Residential Entries:
- a. Provide a detailed plan, elevation, and digital perspective view that show the entries and planting buffer along the edge of the ground floor units that face Bessie Way, with the goal to create spatial separation and a threshold between the public sidewalk and unit entries (see 1.c above).
3. CityWalk Facade & Foundation Plantings:
- a. Coordinate the openings in the garage with the windows above so they relate better visually and provide better structural continuity.
 - b. Simplify the number of materials used on the base of the building facing CityWalk.
 - c. Provide a detailed plan, elevation, and digital perspective view that shows the proposed landscape buffer along the edge of the garage in relation to the material treatment of the first floor of the building (see 1.c above).

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

Regards,



Tim Love, Principal
Utile
115 Kingston Street
Boston, MA 02111

utile

October 18, 2022

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

utile

RE: Parcel 9, Phase 2 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 met on September 19, 2022, and again on October 13, 2022, to review the revised architectural drawings, renderings, and building program information provided by Pennrose for Phase 2 of their proposed mixed-income housing development on Parcel 9 (referred to as the “East Building” below). Many of the comments restate comments provided during the Phase 1 design review process because they remain unaddressed in the most recent package. The comments below are meant to inform potential revisions to the design prior to Concept Plan Approval of Phase 2.

Courtyard Recommendations

Insufficiently Addressed Phase 1 Comments:

1. Redesign the Courtyard as a community space:
 - a. Provide a better balance of hard surfaces and plantings that acknowledge pedestrian desire lines and view corridors.
 - b. Mount string lights to the two buildings in order to create a virtual ceiling, helping to create a warm and welcoming space in the evening that is conducive to community use.
 - c. Provide a variety of seating options, including some paired with tables, in order to invite use of the space by building residents. Potential furniture combinations include Adirondack chairs, picnic tables, benches, seat walls, etc.

Additional Phase 2 Comments:

1. Issues raised about the courtyard design during Phase 1 Final Plan Approval remain unresolved, compromising the overall public realm design impact of both phases of the project. In addition, the current courtyard design is less successful than the version shared at the conclusion of the Phase 1 design review process. We recommend delaying the Concept Design approval of Phase 2 until the Pennrose team is able to present a satisfactory approach and detailed design for the courtyard.
 - a. Provide a more detailed plan of the courtyard that shows paving treatments, fencing, planter edges, seating, and planting strategies (included intended plant materials, etc.).

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- b. Since the play area enclosure is the dominant visual feature in the courtyard, provide more clarity on the code requirements and design characteristics.
- c. Provide an explanation of the use conditions for the play area - is it exclusively for the day care, or can residents and members of the public make use of it in off hours?

Other Ground Plane and Landscape Design Recommendations

Insufficiently Addressed Phase 1 Comments:

1. Partner with RIDOT to deploy a more intensive foundation planting strategy between City Walk and the blank walls of the East Building.
 - a. Ideally, the foundation plantings should step up in two or three narrow tiers, so they hide most of the wall surface (similar in treatment as the one recommended along the blank garage wall of the West Building)
 - b. This same planting strategy should, if possible, be carried around the far corner of the building and meet the back-of-sidewalk on Bessie Way. Since there is more area between the end wall of the building and the path that connects City Walk with the sidewalk, the tiers of plantings can be expanded in plan to fill in more of the space.
2. Develop a more intentional strategy for the narrow planting area in front of the ground floor residential units in the East Building.
 - a. Raise the planting beds approximately 8-12"
 - b. Enclose them with a 24" metal fence with dominant verticals that create the density and rhythm of a traditional wrought iron fence
 - c. Plant the planters with medium height perennials such as grasses and herbaceous shrubs.

Additional Phase 2 Comments:

1. Residential entryways need refinement and a more nuanced design treatment.
 - a. The primary residential lobby entryway should be emphasized more through building massing, facade design, a more exaggerated canopy, and planting and hardscape strategy.
 - b. Ground floor residential entries need more effective spatial buffering between the doorways and public sidewalk to create the feeling of a protected transition from private to public. This can be achieved through planting strategies described in the Phase 1 feedback repeated above, along with use of canopies and, if possible, setting entries back from the primary facade plane.
2. The use of screening for the garage podium needs refinement.
 - a. Use of metal screen for parking area may not be appropriate for Bessie Way frontage. Explore the feasibility of introducing plantings that grow up these screens.
 - b. Wherever a metal screen is used, the rhythm of screens should have a common logic that connects the ground floor with the rhythm of window openings on upper stories. The garage openings do not need to be identical to the windows above, but the solid areas between the garage openings should align with some part of the solid wall sections between windows above. The larger goal is to have the vertical forces of the facade above make their way all the way to the ground.
 - c. Ground floor material composition along City Walk has too many elements. Suggest reducing to brick and screen only, removing the brown colored fiber cement element along the garage level elevation.
 - d. The design of the ground floor garage screens needs to be further developed with an intentional strategy that includes framing elements as part of the composition.

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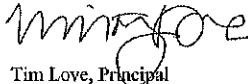
Building Expression and Facade Design Recommendations

Additional Phase 2 Comments:

1. The design review panel needs more clarity on pattern, orientation, scale, texture, and color of all cladding materials to be able to evaluate the overall effect, especially for the penthouse diagonal "scale" pattern cladding and the metal screens used on the ground floor (see comment above). Provide photographs and product information of products selected.
2. Continuation of the dominant cornice line across tower elements at the termini of the upper story c-shaped floor plan difutes the massing logic of these distinctive endcaps.
 - a. Currently the fifth-floor enclosed porch facing City Walk appears top heavy with the thick parapet wall/roof over the porch. The belt course/cornice that extends from the main building mass only intensifies this. Suggest converting the fifth-floor enclosed porch to an open terrace while retaining cornice behind it.
 - b. For the short end where the tower element is facing the highway, suggest eliminating the cornice allowing the tower to extend above it, or eliminating parapet so that the tower element comes down to align with the cornice line.

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

Regards,



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