

Parcels 8 & 8A

Revised Concept Plan Summary

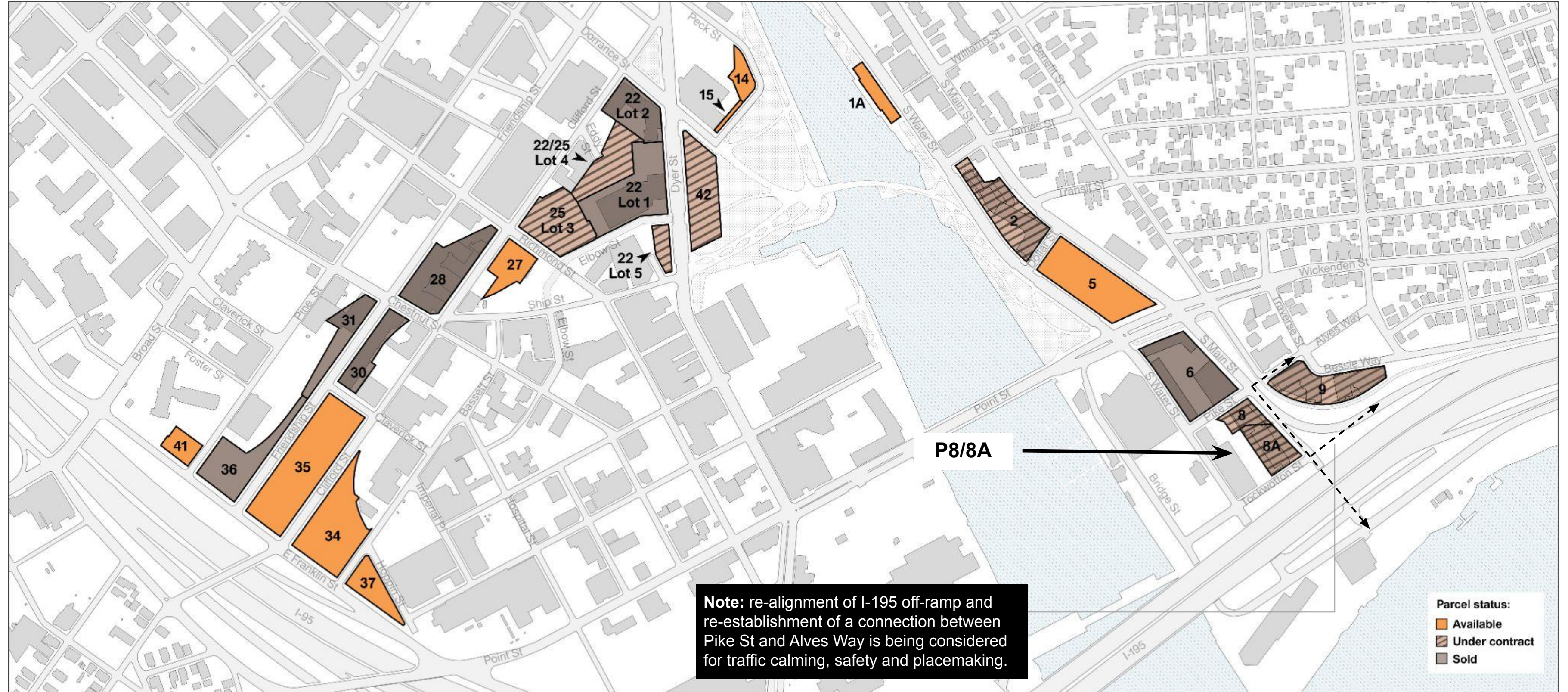
I-195 Redevelopment District Commission Meeting
November 9, 2022

Background & Context

Site Context

Parcel 8 & 8A

Urban Context



Revised Concept Plan Submission

Developer: D+P and Truth Box

Program: 55,000 sf Bank RI headquarters, 95 units mixed-income rental housing, and 7,000 sf of retail/lobby/amenity space

Architect: Perkins Eastman

Evolution of Design



Previous Proposal



Revised Proposal

Residential Building Composition & Materiality

Original Comments

- 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.
- Remove the shallow aluminum panel “bays” on the brick mid-rise liner residential building so the massing is simpler
- Remove the GFRC panels so the high-rise residential building has a simpler and more consistent glass, panel, and frame expression.



Comments about the Revisions

- **The design review panel would like to see more differentiation between the lowrise and highrise residential masses. As currently designed, they make the building look like a large institutional building.**



Office Building Facade Composition

Original Comments

- 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.
- The terminus of the arcade at the two ends is unresolved, especially where the arcade meets the residential program.

Comments about the Revisions

- **The composition of the verticals and horizontals in the facade is much-improved and creates a richer and more uplifting effect.**
- **The rhythm of wide and narrow verticals creates a nice pattern and better overall proportions.**

Previous Proposal



Revised Proposal



KEY TO HEIRARCHY

1ST ORDER: COLUMN
.....

2ND ORDER: COLUMN
.....

3RD ORDER
.....

4TH ORDER: MULLIONS
.....

Ground Floor Activation & Entries

Original Comments

Entryways:

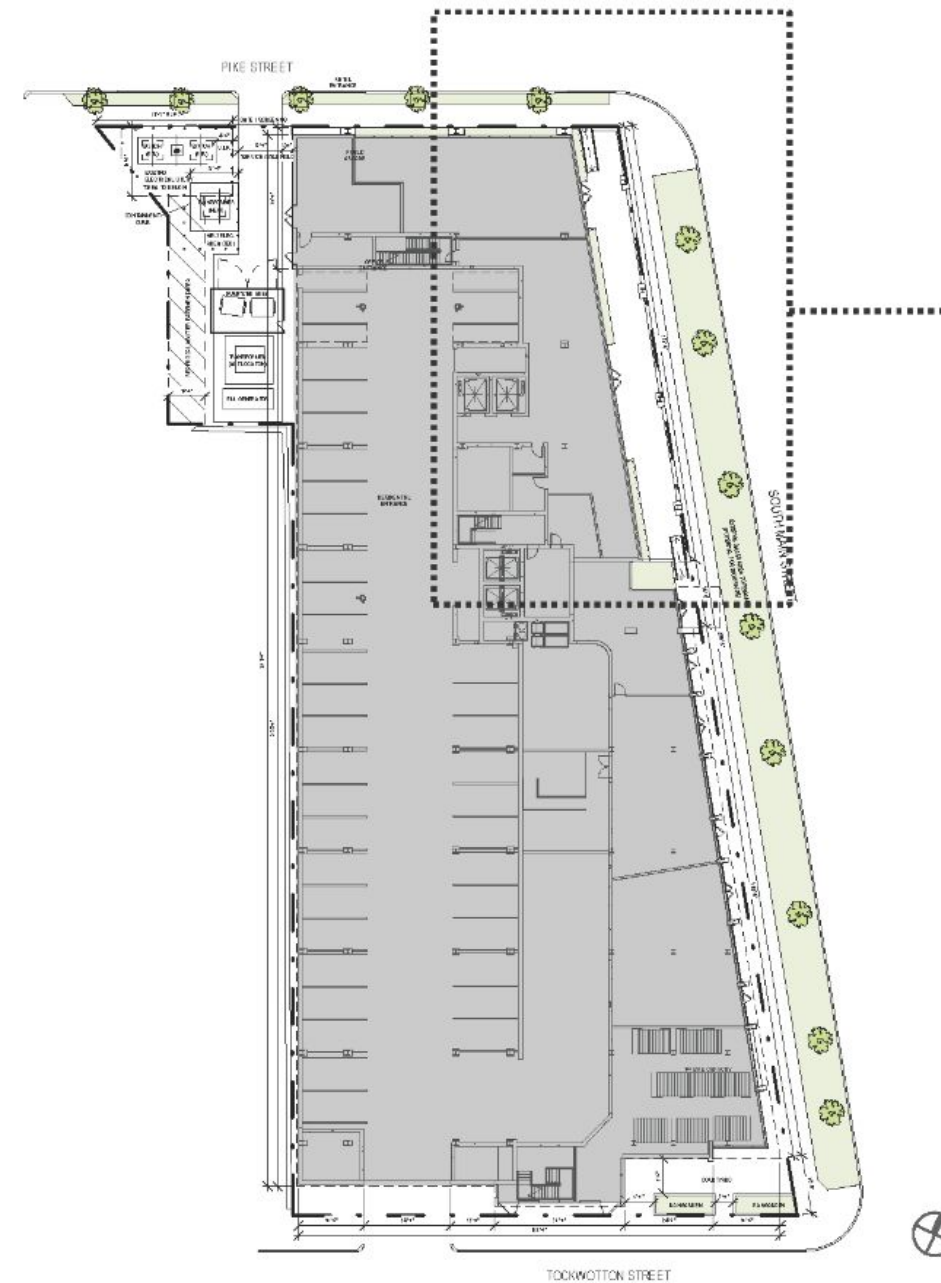
- The ground floor arcade and the location of the office HQ signage at the top of the building, means that the location of the HQ entrance is not legible.
- While the arcade adds depth to the building elevation at street level, we are not convinced that a northeast-facing arcade is justified, given Providence's climate. In addition, the arcade terminates awkwardly on its southern end.

Active Uses:

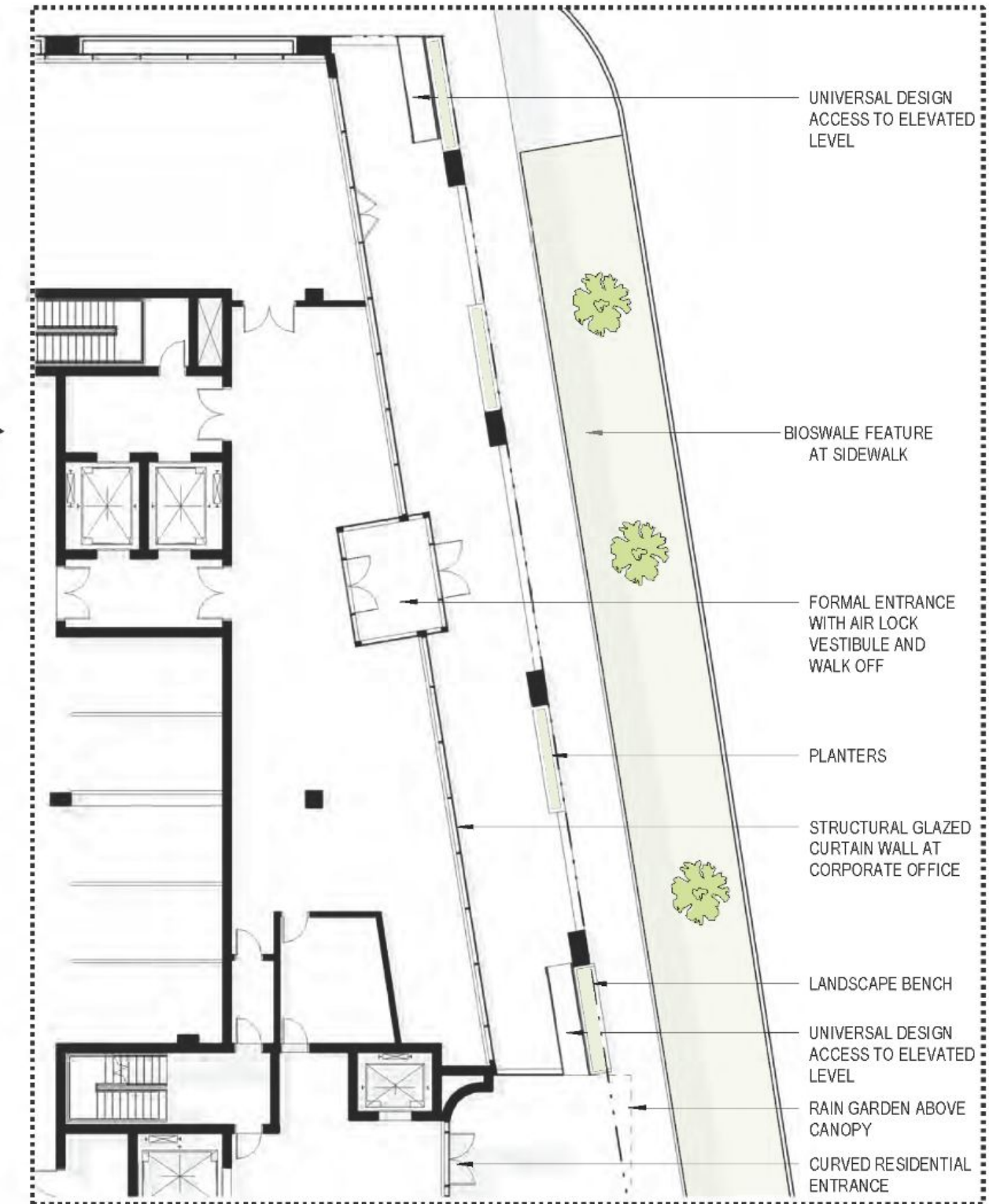
- The largest retail space anchors the corner of South Main Street and Pike Street. Creative strategies like fitness use in narrow retail spaces demonstrate commitment to activate the public realm along Main Street despite dimensional constraints of the parcel.

Comments about the Revisions

- **The office building entrance and termination of the arcade at the residential building entrance have been thoughtfully resolved.**



Original



Revised Detail Entryway

Ground Floor Activation & Entries

Original Comments

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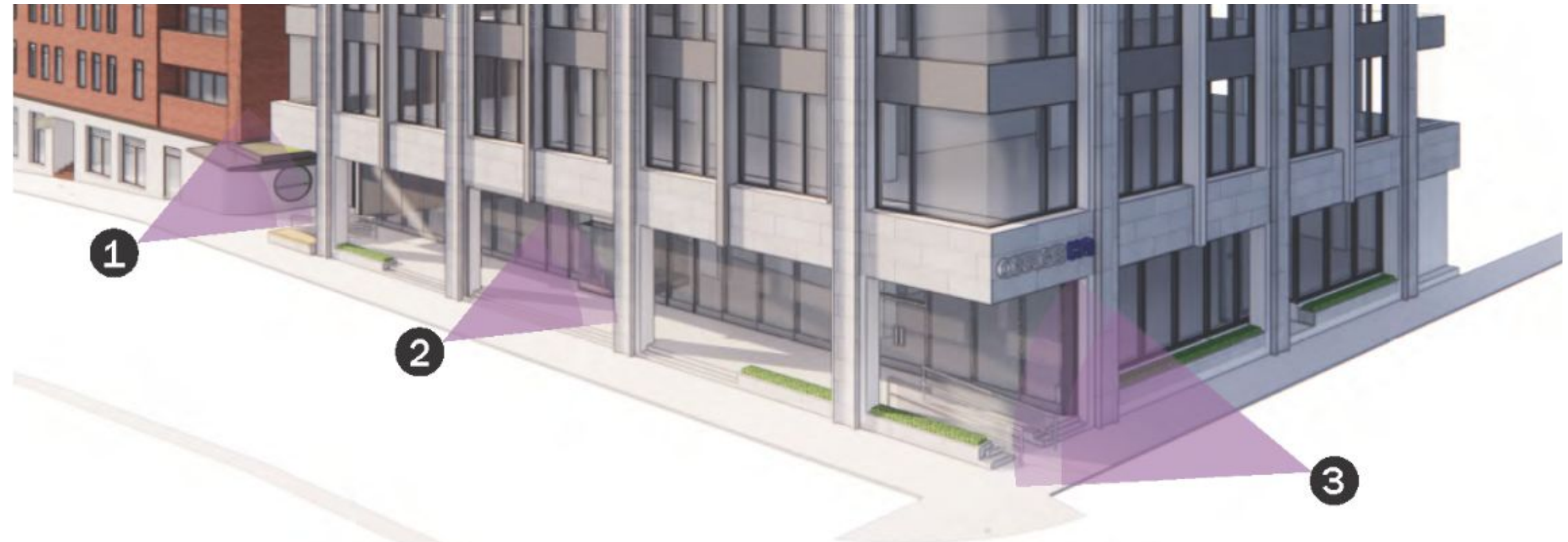
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1 Detail Render
Access to the residential units



2 Detail Render
Front view of the bank access



3 Detail Render
Access to the bank via South Main and Pike Street

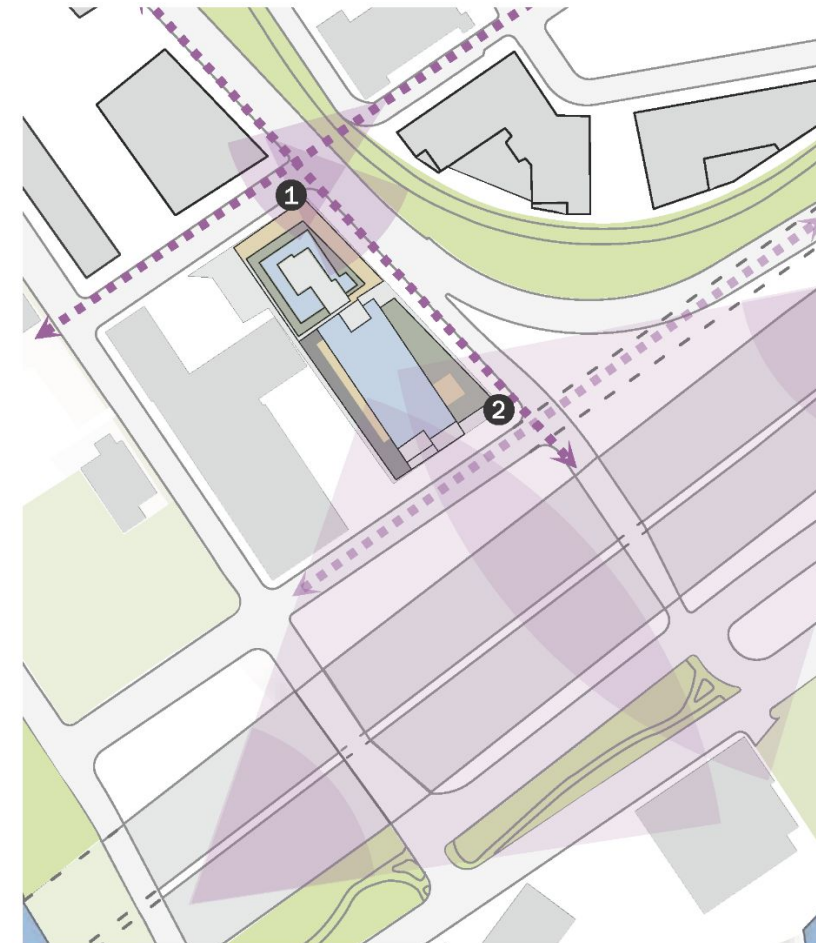
View Corridors & Roof Planes

Original Comments

- Clarify the use of the roofs at the building setbacks. The roof of the parking deck, for example, could support private terraces for the residential tower apartments that face it.

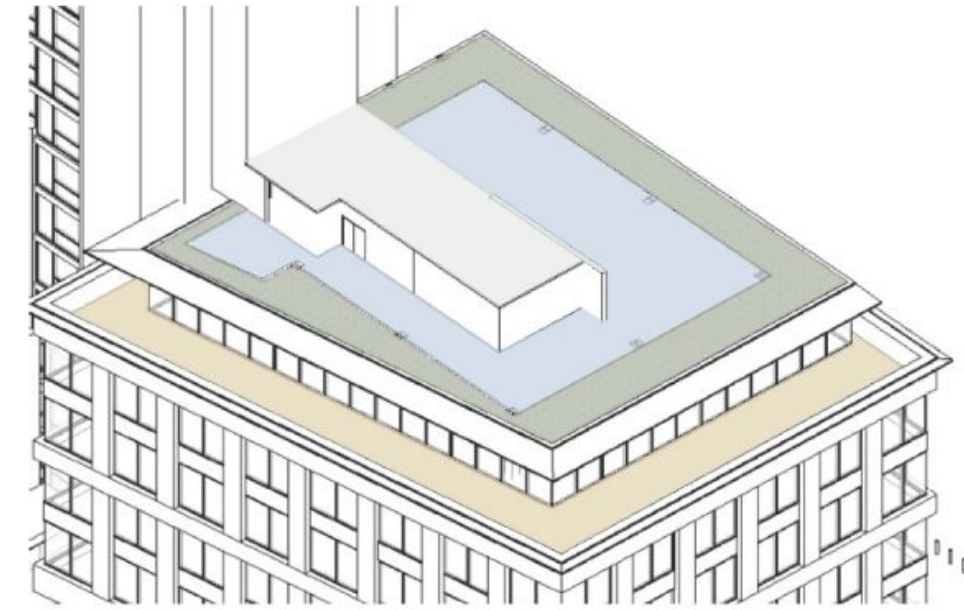
Comments about the Revisions

- **Design review panel supports the uses proposed for the roofs:**
 - **Parking deck roof accommodates private terraces**
 - **Low roofs occupied by green roofs and stormwater detention systems**
 - **Upper roof of tower includes stormwater detention and solar panels**

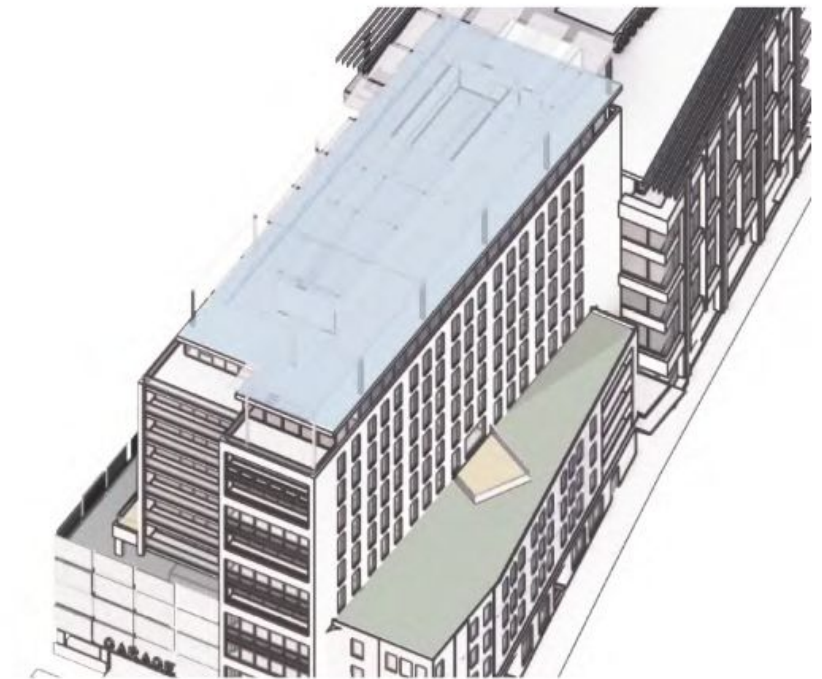


KEY

- MEMBRANE ROOF
- GREEN ROOF
- ROOF TERRACE
- BLUE ROOF
- PARKING
- VIEW CORRIDOR
- CONE OF VIEW



1 OFFICE ROOF



2 RESIDENTIAL ROOF

Sustainability, Resilience & Waivers

Sustainability: see graphic summary below and to the right.

- LEED Silver minimum, exploring Passive House
- All-electric building (no on-site fossil fuel consumption as primary heating, cooling, or resident cooking)
- Ample covered/interior bicycle parking
- Exploring use of mass timber to further reduce carbon footprint

Resilience: resilience is a goal, but without a specific approach spelled out.

- All parking is above-ground

Waivers: According to the development proponent, no waivers are required.

PASSIVE

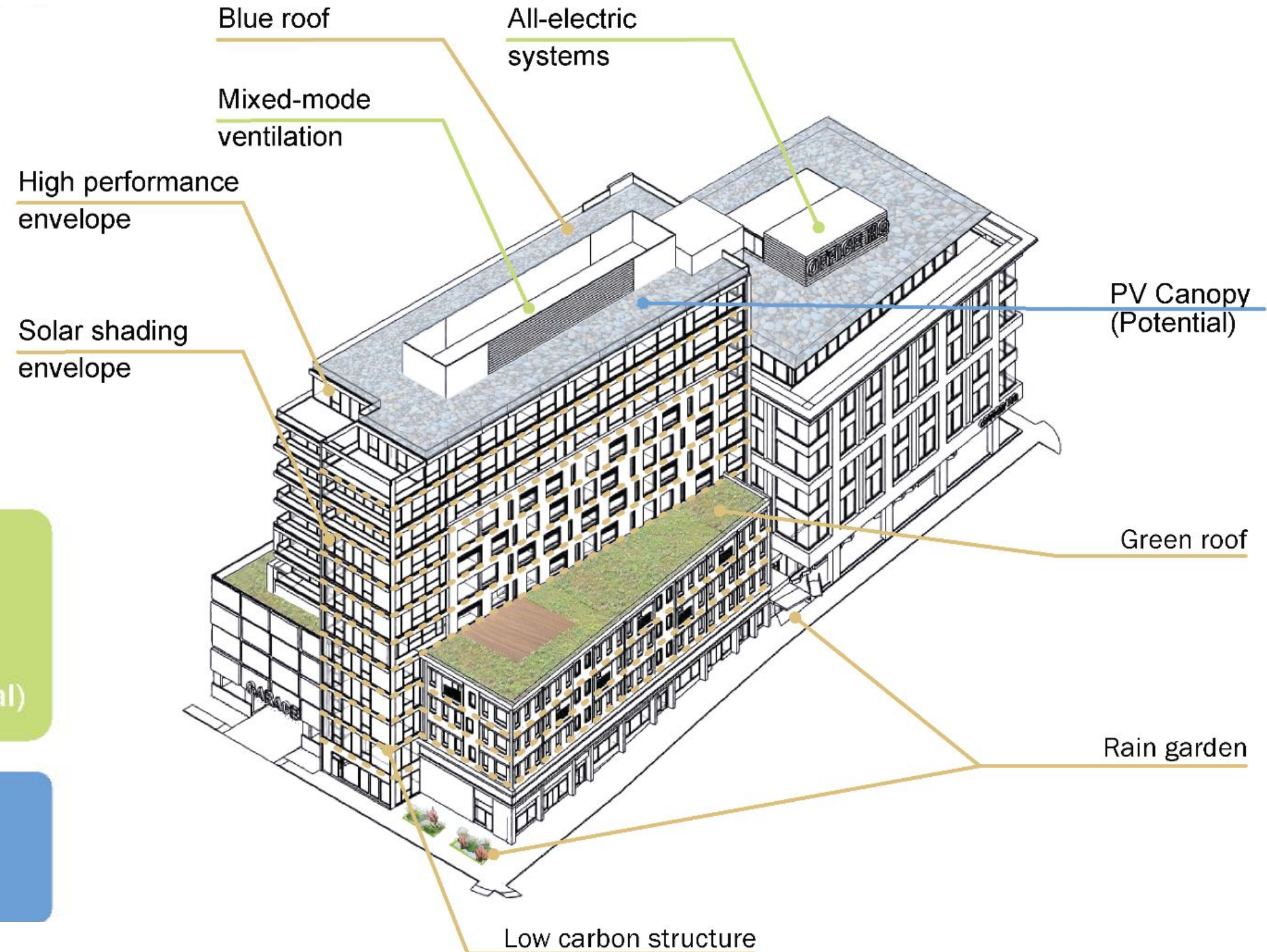
- Green roof
- Blue roof
- Low carbon structure
- High performance envelope
- Solar shading
- Rain Garden

ACTIVE

- Mixed-mode ventilation
- High eff. All-electric systems
- Ground Source Wells (Potential)

RENEWABLE

- PV Canopy (Potential)



Thank You!

