

**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 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.

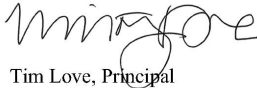
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Boston, MA 02111  
utile.design.com

*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**