

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 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.

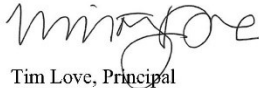
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Conditions for Concept Plan Approval

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