

CONCEPTUAL PLAN APPLICATION II: PARCEL 9 (EAST BUILDING)

Pennrose proposes a mixed-use, mixed-income development for Parcel 9. This application is for the second phase of the development – the East Building is a 61-unit mixed income rental building, with on-site property management spaces, secure bicycle storage, a fitness center, community room, and two outdoor roof decks in addition to a shared courtyard that connects residents to the City Walk and the broader Fox Point neighborhood.

An initial phase (the West Building) is a 66-unit mixed income development that includes childcare services, retail space, and a courtyard between the proposed buildings; construction is scheduled to begin early 2023. When both phases of the Parcel 9 development are complete, this 1-acre site will include 127 mixed-income rental units, plenty of bike parking and outdoor space, and 20+ jobs at the childcare and retail spaces. This exciting development will help contribute to the local economy, bringing vibrancy and “feet on the street” to support Fox Point businesses and Innovation District growth.

Parcel 9 is adjacent to the City Walk path, providing a tremendous asset to future residents and businesses. The two mixed-use buildings and shared courtyard will celebrate the City Walk through sustainable landscaping, engaging patio space, and other features of people-centered urban design. The East building will include a dedicated bike storage room in addition to outdoor bike parking immediately accessible from City Walk. This was initially planned for the West building, but in order to incorporate the square footage needed for the childcare the development now includes an outdoor bike structure as part of the first development phase. This structure will be replaced by a permanent bike storage room that exceeds the District’s bike parking requirements, and will be accessible to residents of both the East and West buildings.

1. Project Description

The unit/affordability mix proposed at the Parcel 9 East Building is described below. There are several additional unit types shown, filling gaps in the rental housing available on the Providence market. Included in the one-bedroom category, the project will have eight “one-bedroom + den” units, which are larger than a standard one-bedroom and provide more flexible space. There is also one one-bedroom and two two-bedroom units with townhouse-style entrances off Bessie Way, vs. off a common interior corridor.

	Workforce					
	<30% AMI	<60% AMI	(<120% AMI)	Market		
studio	2	0	0	2	4	7%
1BR	4	6	5	13	28	46%
2BR	4	14	2	5	25	41%
3BR	0	2	1	1	4	7%
					61	100%

After the initial Concept Design Review for the East Building, the design team incorporated the feedback received will incorporate the following changes:

- The East building façade includes shows two textured exterior materials, in addition to building massing and window patterns that relate to the West building across the courtyard. The design team will further describe these materials for consideration by the Design Review Committee.
- The deck on the top story had been initially shown with a permanent roof structure – the team will eliminate this roof to leave the deck more open, as requested.
- The ground floor will be opened up, eliminating solid walls and including screens, plantings, and other natural/lighter materials.

- The courtyard between the two buildings has been revised to address changes to the West building programming and initial design concerns raised. There are now distinct pavers that more clearly delineate the courtyard, and our design team is exploring options for incorporating color patterns into the overall courtyard scheme. In addition to exploring pavers as a strategy for delineating courtyard uses, the proposed plan of landscaped planters, planted beds, seat walls and benches/other outdoor furniture will all help activate the courtyard.
- The childcare space planned at the intersection of the City Walk and courtyard will serve as a safe space for outdoor play, further activating the courtyard through daily use. With this intentional design and comprehensive furnishing of the courtyard, we are confident it will be a successful shared use space and lead to deeper urban connections.
 - The design team will specify lighting and fencing materials that provide security for this playspace while supporting the overall design intent of the courtyard
 - Additional seating around the playspace will give caregivers an opportunity to sit and enjoy the courtyard while children play.
- The three apartments with entrances from Bessie way will incorporate setbacks and landscaping, providing privacy and buffering residents from street-level activity.

2. Project Schedule through Final Plan Approval

The project schedule is as follows:

- Meetings with community groups: Fall 2022 (ongoing)
- Design Development, Pricing: Fall/Winter 2022
- Submission for Final Plan Approval: late November/early December 2022
- Application to Rhode Island Housing for funding: mid December 2022

3. Waiver Requests

The East Building conforms to the design standards as outlined in the I-195 Development District Development Plan document, save for the transparent wall area for residential spaces as outlined in section 2.5 2.c. and 2.5.2.d. (we are targeting 30% transparency, which we believe is the maximum achievable in order to meet RIH energy targets).

4. Sustainability and Resiliency Approach

Pennrose is committed to achieving financial, social, and environmental sustainability in all our developments. We have significant experience and expertise in designing energy efficient developments, green building concepts, the U.S. Green Building Council's LEED certification, and the Enterprise Community Partners' Green Communities certification. Our development team recognizes sustainable development produces fundamentally better buildings and communities that are more comfortable, efficient, healthier, and ultimately more affordable for both residents and owners.

The Parcel 9 development will aim to minimize its carbon footprint through materials and systems used, as well as in its approach to resilient landscaping and active, healthy design. Its location at the City Walk and proximity to downtown Providence provide an ideal car-free transportation opportunity; the Parcel 9 design will highlight the City Walk, activating this space through landscaping and retail use, as well as limiting on-site parking to incentivize more sustainable transportation options. The location of commercial and community space at the ground floor, podium-style building typology, and easy access to the City Walk and courtyard from both phases of the Parcel 9 development demonstrate this resilient and sustainable design approach.

I-195 Redevelopment District
Project: Parcel 9 East Building
Submission: October 28, 2022

BETA Inc., the firm providing civil engineering and landscape design services, is experienced in Rhode Island housing development; their expertise will inform the plantings, pavers, drainage, site buffer zones, and the foundational and site materials intended to reduce the building's carbon footprint and increase residents' access to nature (e.g. green roofs at both phases). Enterprise Green Community standards also include a comprehensive approach to resilient development geared towards affordable housing; the team will be guided by these standards as we refine stormwater management, mechanical system design and location, and other key resiliency features.

Parcel 9 will achieve Rhode Island's Residential New Construction Tier II standards and Energy Star certification at a minimum. Third party benchmarking targets under consideration include: Enterprise Green Communities, Fitwel, and LEED standards; feasibility of specific certifications will depend on funds available. During building operations, our management company's Utility Manager will use the EPA's Energy Star Portfolio Manager to track the building's energy use, water use, and greenhouse gas emissions, allowing Pennrose to address any leaks or inefficiencies quickly over the life of the building.

We are currently exploring funding opportunities for the following green development strategies: solar panels on the roof of both buildings (planned for the West building currently); green infrastructure, such as storm water runoff management, rain gardens or bioswales; EPA-rated sustainable materials that incorporate recycled and/or biodegradable materials; and efficient plumbing and lighting fixtures throughout units and common areas. Additional passive design strategies may include solar shading at the southern side of the building (to be determined through energy modeling), as well as reducing pavement and incorporating awnings and shade trees at outdoor spaces. Our team is experienced in Passive House and Net Zero development and will incorporate energy efficient technologies and innovative building systems as financially feasible. Native plantings, minimal/no irrigation, and permeable pavers, erosion controls, and minimal asphalt will support effective stormwater management and, along with white/gray EPDM on the building's roof, reduce the heat island effect.