

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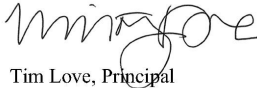
climate. In addition, the arcade terminates awkwardly on its southern end. A solar study and more detailed drawings that include landscape features, seating and other amenities can help clarify its potential role within the larger public realm.

*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 GFRC 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**