

**Subject:** Re: 195 District - revised concept plans posted  
**Date:** Tuesday, November 8, 2022 at 3:59:52 PM Eastern Standard Time  
**From:** JP Couture  
**To:** Caroline Skuncik  
**CC:** Amber Ilcisko  
**Attachments:** image001.gif, image002.gif, image003.png, image004.png, image005.png

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Hello Caroline,

Thank you for. The update.

I think the work on Parcels 3 and 9 have improved the designs and I have no further commentary on either.

On Parcels 8 and 8a I think the HQ building is greatly improved since the last meeting and thing the size, scale, massing have approved along with its visual interest, well done on that. Unfortunately, I think the main buildings slid backward and would prefer to have seen these refined, but generally unchanged. The red brick box we now see compared to the lighter and more interesting design is a disappointment rather than an improvement.

Do you need these in a formal setup? I am hoping to make it tomorrow but there is a chance that I may not.

Thank you.

JP

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**From:** Caroline Skuncik <cskuncik@195district.com>  
**Date:** Monday, November 7, 2022 at 12:47 PM  
**To:** "JP@couturedesignassociates.com" <jp@couturedesignassociates.com>  
**Cc:** Amber Ilcisko <ailcisko@195district.com>  
**Subject:** Re: 195 District - revised concept plans posted

JP -

I wanted to let you know that we've posted Utile's presentations and memos on the three projects to our website. We've also posted an updated memo from the Parcel 9 team that explicitly addresses the feedback received; the Parcel 9 and the Parcels 8/8A team have also made minor tweaks to their presentations and updated versions are posted.

As a reminder, any written public comments must be received by the end of the day on November 8 (email to questions@195district.com). All written comments will be posted to our website on the day of our meeting, November 9. Finally - the meeting will be held at District Hall at 225 Dyer if you plan to attend in person.

Caroline

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**From:** Caroline Skuncik  
**Sent:** Saturday, October 29, 2022 10:13 PM  
**To:** JP@couturedesignassociates.com <jp@couturedesignassociates.com>  
**Cc:** Amber Ilcisko <ailcisko@195district.com>  
**Subject:** 195 District - revised concept plans posted

JP –

The revised concept plans for the projects on Lot 3 of Former Parcel 25, Parcels 8/8A, and Parcel 9 phase 2 are posted on our website, along with narratives from each team responding to the feedback received. The written public comments we received on the three projects are also posted. The materials are available here: <https://www.195district.com/documents/>

At the November 9 195 Commission meeting each team will present their revised plans. As we did at the last meeting, our chair will ask you for your feedback prior to taking general public comment. You do not have to comment and can also submit comments in writing; if you choose to submit written comments, please send them to [questions@195district.com](mailto:questions@195district.com) no later than November 8. Prior to the November 9 meeting we will be posting a memo from Utile with their assessment of the revised plans and recommendation to the Commission.

Please let me know if you have any questions.

Caroline



**Caroline Skuncik**

Executive Director

I-195 Redevelopment District



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**Subject:** REVISED Fox Point response to to D+P/Truthbox concept plan

**Date:** Wednesday, November 9, 2022 at 3:48:28 AM Eastern Standard Time

**From:** Leslie Myers

**To:** Questions

**CC:** Amber Ilcisko, Caroline Skuncik, Amy Mendillo for FPNA, Nick Cicchitelli, Leslie Myers

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*Revised version: I have eliminated the first confusing paragraph. All other comments remain the same. Leslie*

Fox Point response to to D+P/Truthbox Parcel 8/8a revised concept plan

Leslie Myers, Fox Point Neighborhood Association

**REVISED November 9, 2022**

Bob Davis, Chair, and Caroline Skuncik, ED:

I am very disappointed with the omission of noise mitigation analysis in the revised proposal.

The newly presented and excellent solar study results in far less glass in the residential tower, eliminating curtain wall glass on east and west facades. While this is an improvement for noise mitigation, it is left to me, the reviewer, to deduce this. Regrettably, the noise-polluting punch windows are not dealt with at all. 1) Noise is commonly misunderstood to travel in a straight line, like light and shadow, but it does not. Noise travels in concentric waves with multiple center points (one point each per moving car/truck/bus) and "bends" when it reflects off a surface.

Architects and engineers know this: ***the east and west residential facades will collect highway noise as readily as the straight-on south facade.*** 2) High performing thermal window construction does not mitigate noise transmission. In fact, some thermal windows by design accidentally ***transmit noise*** to the space beyond, like a tympan.

Access Plan

Mostly successful resolution of a complicated issue. Building access points appear functional for services and thoughtful for residents and office employees. My one criticism is that The Pike Street cafe/retail location, and service access, is unwise. Pike Street will service Trader Joe's on Lot 6. Cafe/retail storefront glazing with a view into Trader Joe's loading bay is wasted expense and downright disheartening to those inside.

Roof Plans

Very successful.

Entryways and Arcade

Very successful. Because the longitudinal axis of the site runs parallel to the highway exit ramp, whether or not the ramp is relocated, the arcade is a welcome amenity offering a bit of psychological distance from heavy through-traffic, and protection from weather at the choke-point of the office building entry. Because the street and sidewalk slope down gently toward the highway, the subtle arcade level change offers a nice counterbalance, orienting pedestrians toward the north, Wickenden Street and the City.

Solar Study and Residential Facade Design

The detailed solar study is a welcome addition to the conceptual design proposal. The study has improved the building immensely (with one exception.) The study will be referred to, I hope, at every step during design development. The revised residential tower south-facing elevation and corner views from the highway is interesting visually, while also integrating well with the cityscape around it. ***However, the east facade, and west facade (which will match the rendering available to us now) of the residential tower is aesthetically abysmal.*** I will hold specific criticism here, as I am confident the other 3 neighborhood representatives will be hyper-articulate as to why.

Leslie Myers  
Fox Point Neighborhood Association

**Subject:** Fox Point response to Pennrose Parcel 9 revised conceptual design

**Date:** Tuesday, November 8, 2022 at 8:07:35 AM Eastern Standard Time

**From:** Leslie Myers

**To:** Questions

**CC:** Amy Mendillo for FPNA, Nick Cicchitelli, Caroline Skuncik, Amber Ilcisko, Leslie Myers

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Fox Point response to Pennrose, Beta and Tat Partners Parcel 9 revised conceptual design  
Leslie Myers, Fox Point Neighborhood Association  
November 8, 2022

Bob Davis, Chair, and Caroline Skuncik, ED:

In short, the Pennrose team's revised conceptual design shows serious thought and careful listening, resulting in continued project improvement. The issues that remain weak can be resolved during design development, with one exception--the courtyard, where the social heart and soul of this project lies.

#### Shared Courtyard Design

Pennrose partner Beta Group excels at site engineering. Their website lists these services--water and wastewater, traffic, civil, structural--all followed by "engineering." Their featured work under the tab "Landscape Architecture" is similarly of large scale, including street/sidewalk design, street improvements, a city square reconstruction (re-engineering), and 2 masterplans. Unfortunately all featured landscape projects stop short of human scale design. Beta's design identity appears to be mega-scale, which is essential expertise for launching any built project. ***But mega-scale thinking, or masterplanning, is useless and even gets in the way of human-scale thinking, which I suggest is at the heart of the problem with this all-important shared courtyard, with its still under-performing potential.***

I respect that the Pennrose team has worked hard and listened well to improve the courtyard. I have high esteem for the site engineering the Beta Group has contributed to Parcel 9 housing and program amenities. But the team needs an additional consultant to tackle the courtyard. In recent decades, an architectural and landscape school of thought has matured, called design for human scale. I urge the Commission, with Utile's assistance, to explore successful examples of this line of place-and-product design. ***I urge the Commission to vote to approve the Pennrose revised conceptual design--which after all has come a long way toward meeting the needs and goals of Providence housing and its amenities--with the stipulation that Pennrose add a team consultant of explicit "human-scale" design expertise.*** For a good introduction to the trend, I include an on-line article Placemaking and the Humanscale City. <https://www.pps.org/article/placemaking-and-the-human-scale-city>

Because the Parcel 9 project is dedicated to workforce, affordable and below market-rate housing, the team could qualify for a design grant from Project for Public [Spaces.org](https://www.spaces.org) or other similar mission-driven organizations. This courtyard is too important to proceed to the next design development phase. As-is, the courtyard should be rejected.

Leslie Myers

Fox Point Neighborhood Association

**Subject:** Fox Point response to Ancora conceptual design memo

**Date:** Tuesday, November 8, 2022 at 6:15:59 AM Eastern Standard Time

**From:** Leslie Myers

**To:** Questions

**CC:** Leslie Myers, Amy Mendillo for FPNA, Nick Cicchitelli, Amber Ilcisko, Caroline Skuncik

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Fox Point response to Ancora, GRE and Partners' revised conceptual design memo  
Leslie Myers, Fox Point Neighborhood Association  
November 8, 2022

Bob Davis, Chair, and Caroline Skuncik, ED:

Through the RIDOH client's mission and like-minded future occupants of 150 Richmond, the mission of the 195 District, as well, will undoubtedly be achieved. Without reservation, my deepest thanks to all parties who compromised and worked together to realize this project's approval.

Because I agree with the content of Ancora's memo and project revisions, I will call out only the few following details.

Cafe/amenity space:

Quoting the memo, it is a mighty goal to offer a "unique opportunity to bring together different laboratory-focused communities who do not often interrelate – scientists and administrators whose focus rests in commercial product development, those focused on institutional research, and most uniquely, the scientists and lab technicians who are charged with overseeing public health in the State of Rhode Island."

Human beings are notoriously resistant to social engineering through over-design. So this is simply a word of caution and a vote for a little bit of welcomed ambiguity as you further detail the ground floor social spaces, thus **allowing the users to "make" their spaces**. But with high hopes that your building's amenities will promote professional cross-pollination, I have one recommendation: **the cafe entrance onto Elbow Street be open to the sidewalk from 7:00-9:30 a.m, then prioritized for the bio-science occupants all day**. I witnessed in my professional past that a common kitchen/dining space for multiple organizations did actually achieve your goal! But the employee kitchen I frequented was not open to the public, an important point. Professionals crave these conversations but are loath to have them where the widely-randomized public can easily misunderstand, misinterpret and feed hearsay beyond the walls. Another example: have we ever heard doctors discuss doctoring in a hospital's visitor cafe? No.

Indoor bicycle storage:

Hooray! Nice job.

Penthouse facade material:

Quoting the memo, "the design team is working on selecting appropriate penthouse enclosure materials, better than 'drab, corrugated' metal. As the design develops, we will try to address scale and texture that create some visual interest for those who have the most direct view of the penthouse from adjacent upper floors as well as from longer distances."

Massing and form when seen from a distance is primarily read as light and shadow. It is more effective than material choice alone. A purposeful design through light-and-shadow has the added benefit of changeability over the course of a day or season or weather, making it forever interesting to view. **The mechanical and penthouse facade material itself need not be exceptional nor expensive. Rather, it will be most successful to design with light and shadow.**

Shadow line in lieu of a material cornice:

Excellent solution in keeping with this modern building.

I do look forward to further design development of 150 Richmond Street,  
Sincerely,  
Leslie Myers, FPNA