

Rhode Island State Laboratories and Center for Life Sciences

I-195 Redevelopment District
Parcel 25

FINAL PLAN APPROVAL

January 18, 2023



ANCORA GRE

CENTER FOR



WAIVERS AND SPECIAL EXCEPTIONS

APPROVED PREVIOUSLY *(at November 9 Hearing)*

Street Frontage	Table 2.3-1 and Figure 2.3-1
Massing & Facade Articulation	Section 2.5.A.1.A
Fenestration	Section 2.5.A.2.B
Building Entry	Section 2.5.A.3.C
Marquee Signage	Section 2.5.A.5.D
Mechanical Equipment Louvers	Section 2.5.A.7.A

REQUESTED

Surface Parking (Special Exception)	Section 2.4.B.6
Exterior Loading Docks	Section 2.5.E.3

RHODE ISLAND CENTER

BUILDING SUMMARY

GROSS AREA

Café/Amenity	2,695 SF
Office (RISHL)	14,110 SF
Laboratory (RISHL)	44,694 SF
Commercial Lab & Office	91,473 SF
Mechanical/Support	55,483 SF
Total (SF)	208,455

AREA PER FLOOR (SF)

Level 1	26,226 SF
Level 2	26,187 SF
Level 3	26,524 SF
Level 4	26,524 SF
Level 5	26,524 SF
Level 6	26,524 SF
Level 7	26,524 SF
Level 8 (Penthouse)	23,180 SF
Roof (Stairs Bulkheads)	242 SF
Total	208,455

RHODE ISLAND CENTER FOR

SITE PLAN



SUMMARY OF CHANGES

- Sidewalk design refined with street trees, areas of impervious and pervious paving, seating and planting
- Loading and parking areas are refined to provide improved separation between pedestrian and vehicular circulation.
- Improved visual buffering of loading area
- Reduced curb cut off Clifford Street

|| FACADE DESIGN

Street-Facing Facades

SUMMARY OF CHANGES

- Terracotta façade utilizes planar panels of 3 different textures to achieve variation in lieu of deeper dimensional profiles
- Angular projections omitted from window surrounds, projecting beyond face of terracotta by 3"
- Variation provided in grey fiber cement cladding to add visual interest



■ FACADE DETAIL

Terracotta
Rainscreen Cladding

Metal Window
Surrounds

Structurally Glazed
Curtain Wall

Grey Fiber
Cement Panels

SUMMARY OF CHANGES

- Terracotta façade utilizes planar panels of 3 different textures to achieve variation in lieu of deeper dimensional profiles
- Angular projections omitted from window surrounds, projecting beyond face of terracotta by 3"
- Variation provided in grey fiber cement cladding to add visual interest

ISLAND CENTER

NORTH FAÇADE DESIGN

North-Facing Facades

SUMMARY OF CHANGES

- Repetitive ribbon windows broken up using accent panels
- Grey fiber cement panels now larger in scale
- Variation provided in window mullion spacing
- Rooftop equipment screening modified



I FACADE DETAIL

Accent Panels
between Windows

Continuous
Window Surrounds

Ribbon Windows with
Varied Mullion Spacing

Fiber Cement Panels
with 3 Colors or Textures

SUMMARY OF CHANGES

- Repetitive ribbon windows broken up using accent panels
- Grey fiber cement panels now larger in scale
- Variation provided in window mullion spacing

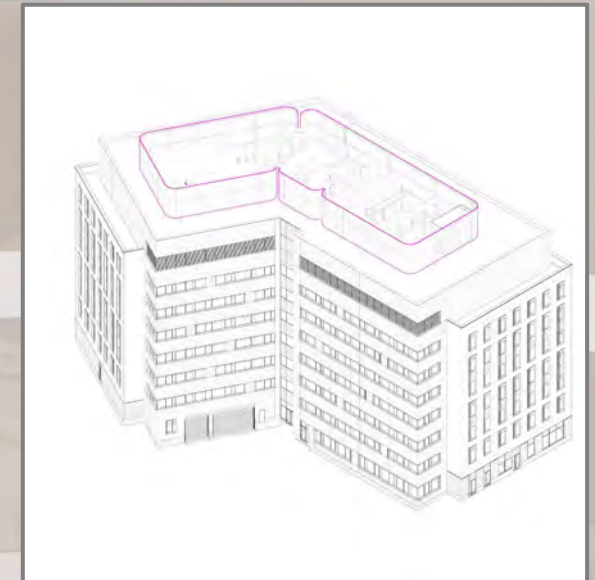
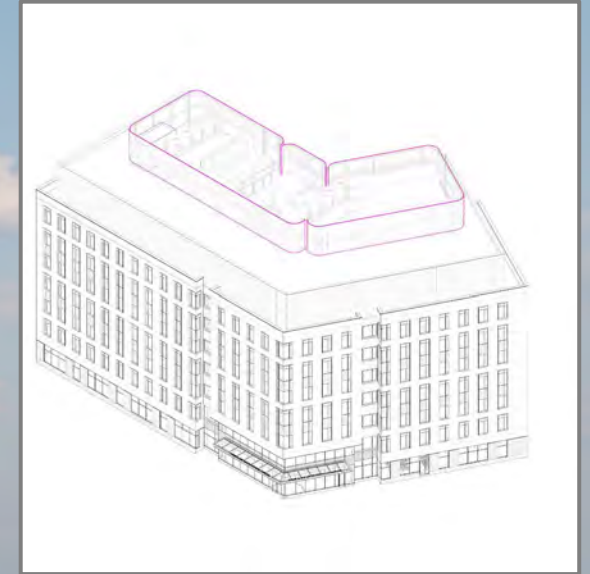
GROUND FLOOR DETAIL



SUMMARY OF CHANGES

- Grey brick cladding with a low stone base is provided at the Ground Floor, in lieu of all stone.

ROOF EQUIPMENT SCREENING



BUILDING ELEVATION: RICHMOND STREET



BUILDING ELEVATION: ELBOW STREET



BUILDING ELEVATION: NORTH FACADES



BUILDING ELEVATION: CLIFFORD STREET

Perforated Metal Panel

Mech. Louvers

Ribbon Window Glazing

Grey Fiber
Cement Panels

Cement Panels, 1/2 Module

T.O. Screen Wall

22'-0"

Roof

22'-0"

Level 8

14'-8"

Level 7

14'-8"

Level 6

14'-8"

Level 5

14'-8"

Level 4

14'-8"

Level 3

14'-8"

Level 2

18'-0"

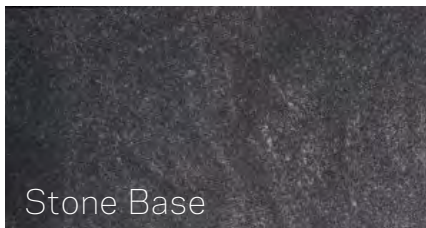
129'-6" Building Height



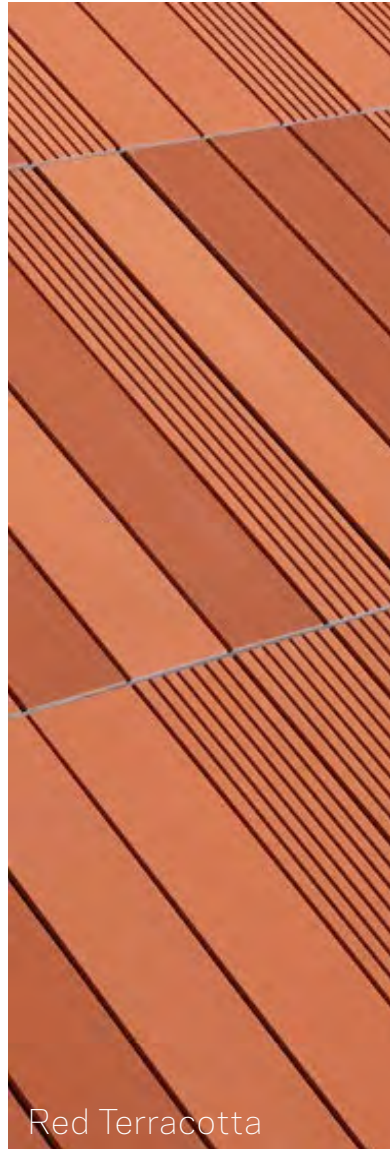
■ BUILDING MATERIALS



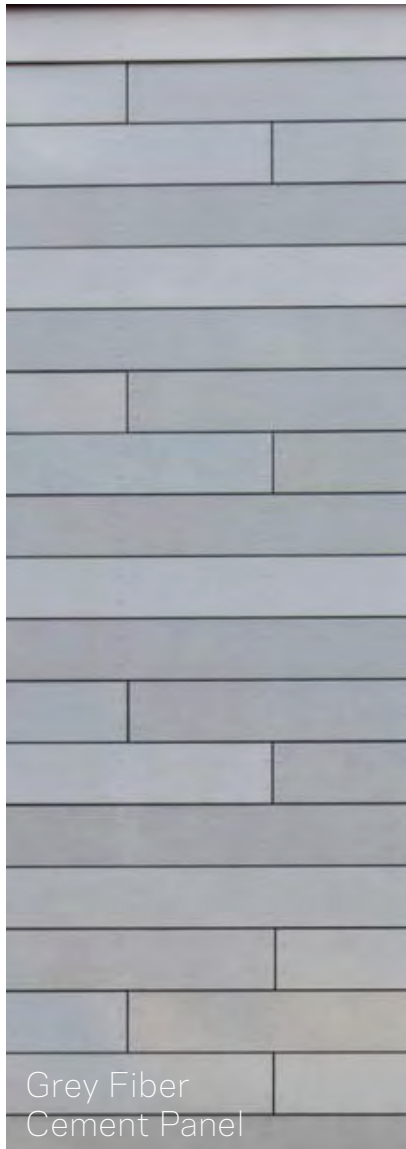
Grey Norman Brick



Stone Base



Red Terracotta



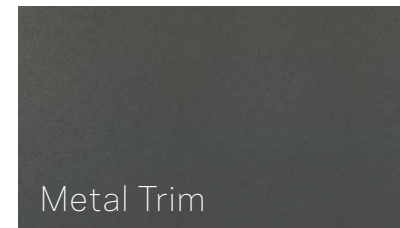
Grey Fiber
Cement Panel



Glazing



Perforated
Metal Panel



Metal Trim

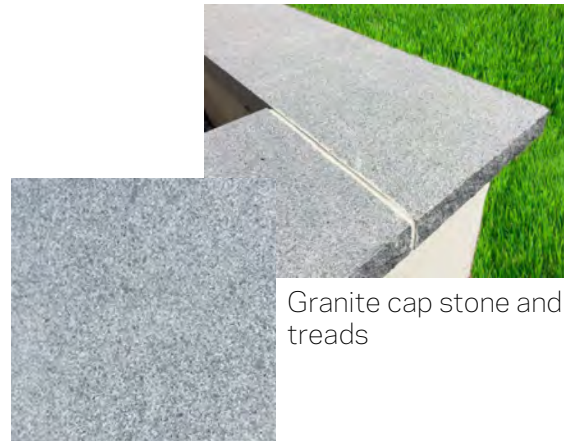
| SITE MATERIALS



Privacy Screen



Concrete wall



Granite cap stone and treads

Knee/Seat Walls



Granite Seat Cube



Metal and recycled wood

Seating

| SITE MATERIALS



Granite Cobblestone Sets



Granite Curbing



Tree Grate (to match Wexford Bldg.)

Tree Planters



Permeable Pavers (mixed)

Pavers



Bike Rack



Security Bollard

Stainless Steel