

I-195 REDEVELOPMENT DISTRICT

Resolution Re: Final Plan Approval
For Proposed Project on Lot 3 of Former Parcel 25

January 18, 2023

- WHEREAS:** The District has entered into a Purchase and Sale Agreement (the “Agreement”) with Ancora 150 Richmond Holdings LLC (“Ancora”) dated October 3, 2022 pursuant to which the District has agreed to sell to Ancora District Lot 3 of Former Parcel 25; and
- WHEREAS:** By Resolution dated November 9, 2022 (the “Concept Plan Resolution”), the Commission granted to Ancora, in accordance with the requirements of the District’s Development Plan (the “Development Plan”), Concept Plan Approval of a Concept Plan for a proposed project to consist of an approximately 212,000 square foot building to be built on Lot 3 of Former Parcel 25 to include (a) approximately 80,000 square feet to be owned and occupied by the Rhode Island State Health Lab and (b) approximately 130,000 square feet of private laboratory, office and ground floor amenity-retail space of which no less than 50% will be wet-lab space (the “Proposed Project”); and
- WHEREAS:** The Commission’s Concept Plan Approval was subject to and contingent upon satisfaction by Ancora of the conditions set forth in the November 4, 2022 letter to the Commission of Utile Inc. (“Utile”), the Commission’s design consultant, a copy of which letter is attached to the Concept Plan Resolution; and
- WHEREAS:** The Commission has received an application from Ancora in accordance with the requirements of the Development Plan for Final Plan Approval of the development plan for the Proposed Project; and
- WHEREAS:** At its meeting this date, the Commission has received a presentation by Ancora with respect to the Final Plan for the Proposed Project;
- WHEREAS:** Utile has confirmed that Ancora has satisfied the conditions set forth in Utile’s November 4, 2022 letter; and
- WHEREAS:** The Commission heard from the neighborhood representatives and invited comments from the public with respect to the Final Plan for the Proposed Project and several individuals offered comments; and
- WHEREAS:** By letter to the Commission dated January 12, 2023 (the “Utile Letter”), a copy of which is attached hereto as Exhibit A, Utile has recommended the Final Plan be approved, subject to satisfaction by Ancora of those conditions set forth in the Utile Letter; and

WHEREAS: As required by the Development Plan, pursuant to letter dated January 17, 2023, a copy of which is attached hereto as Exhibit B, the State Historic Preservation Officer (“SHPO”) has approved the Final Plan for the Proposed Project; and

WHEREAS: The Commission, having considered the recommendation of Utile with respect to the Final Plan, and having received the approval of the SHPO, has determined that the Final Plan satisfies the requirements for Final Plan Approval as set forth in the Development Plan.

NOW, THEREFORE, it is:

VOTED: That the Commission approves the Final Plan for the Proposed Project as submitted and hereby issues Final Plan Approval to Ancora; and

VOTED: That, subject to (a) satisfaction by Ancora of the conditions set forth in the Utile Letter, (b) review and approval of final plans for the Proposed Project to insure conformity with the Final Plan and with the “Special Features” of the Proposed Project prepared by Utile, a list of which Special Features is attached to this Resolution as Exhibit C, and (c) receipt of a construction management plan satisfactory to the Commission, each of the Chairperson and Executive Director, in his or her individual capacity be, and each hereby is, authorized to execute and deliver to Ancora a Certificate of Final Plan Approval in accordance with the provisions of the Development Plan.

EXHIBIT A

UTILE LETTER

January 12, 2023

Caroline Skuncik, Executive Director
I-195 Redevelopment District Commission
225 Dyer Street, Fourth Floor,
Providence, RI 02903

utile

RE: 150 Richmond Final 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 Final 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 January 5, 2023 to review the Final Plan Application materials provided 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 same group met on September 26, 2022 and again on October 15, 2022 to review the Concept Plan Application materials. The consolidated feedback of the Panel was provided to the developer as a memo on October 18th and November 4th of 2022 (attached).

Waivers and Special Exception

We recommend approving the remaining requested special exception and waiver described below, based on satisfactory further development of the site plan design:

1. Surface Parking (Section 2.4.B.6) - allow a maximum of six (6) surface parking spaces to meet demonstrated RISHL operational needs by special exception.
2. Exterior Loading Dock (Section 2.5.E.3) - allow exterior loading docks with overhead coiling door system and landscape screening to shield the loading from view.

This special exception and waiver are in addition to the waivers granted as part of the Concept Plan Approval, listed below:

3. Street Frontage (Table 2.3-1 and Figure 2.3-1) - allow less than 80% frontage along Clifford Street.
4. 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.

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Boston, MA 02111
utile.design.com

5. Fenestration (Section 2.5.A.2.B) - allow less than 70% transparency on ground floors facing Clifford Street.
6. Building Entry (Section 2.5.A.3.C) - allow more than 40 feet between entrances along the primary building frontage.
7. Marquee Signage (Section 2.5.A.5.D) - allow canopy/marquee to extend more than 5 feet beyond the width of the building entrances.
8. 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.

The final design represents a good faith effort to comply with the spirit of the Development Plan. All of the waivers and the special exception are justified by the location and configuration of the development parcel and the unique characteristics of lab buildings, including dimensional and loading/servicing requirements. It is also worth noting that the waiver requested for Loading Curb Cut Width (Section 2.4.E.5) as part of the Concept Plan approval is no longer required. The Final Plan site design includes a narrower curb cut that meets the Development Plan requirements. In lieu of the wider curb cut, access for the largest anticipated trucks is accommodated by mountable curbs.

Conditions for Concept Plan Approval

The Ancora/GRE design team should resolve the design review concerns below with the District staff and Utile before the construction documents are issued.

1. Front Facade (along Elbow, Richmond, and Clifford Streets)
 - a. The eighth floor mechanical penthouse is too monolithic looking and lacks a pattern or features that break down its scale and give it more visual interest. Potential solutions include the introduction of a pattern that introduces an intermediate scale between the overall mass and the size of the individual cladding panels. This can be done through the introduction of a rhythm of panels in contrasting tones, colors, textures, and/or sizes.
 - b. As depicted in the renderings, the terracotta cladding reads as an applied wallpaper, independent from the window pattern. To better integrate the windows and cladding, align the edge of the window frames with the vertical joints between courses of terracotta panels.
 - c. Where the gray Norman brick meets the red terracotta panel facade, introduce a vertical stack bond brick pattern or other similar brick transition in the same gray brick color. This will create a better resolved transition between the brick base and the terracotta cladding above.
2. North (Mid-block-facing) Facade
 - a. As depicted in the renderings, the gray fiber cement cladding reads as an applied wallpaper, independent from the window pattern. To better integrate the facade composition, coordinate the joints between the panels and the frames of the windows.
 - b. The facade is too monolithic. In order to address this issue, use a contrasting tone, color, and/or texture to more dramatically distinguish between the continuous horizontal bands of gray fiber cement panels versus the panels used between the windows.
 - c. Remove the vertical stripe of glazing at the inside corner of the mid-block-facing facade and instead allow the horizontal pattern to continue uninterrupted around this fold in the facade.

utile

Please do not hesitate to reach out if you have questions or would like additional information.

Regards,

A handwritten signature in black ink that reads "Tim Love". The signature is written in a cursive style with a large, stylized "T" and "L".

Tim Love, Principal
Utile
115 Kingston Street
Boston, MA 02111

utile

EXHIBIT B

SHPO LETTER

STATE OF RHODE ISLAND



HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

17 January 2023

Via email: cskuncik@195district.com

Caroline Skuncik
Executive Director
I-195 Redevelopment District
225 Dyer Street, 4th Floor
Providence, Rhode Island 02903

Re: Final Plan Review
I-195 Redevelopment Lot 402 (formerly Parcel 25 Lot 3)
150 Richmond Street
Providence, Rhode Island

Dear Ms. Skuncik:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the Final Plan Review submission that your office provided for the above-referenced parcel. Ancora/GRE is proposing to construct a single building on the parcel. The materials that were sent to us include a site plan and elevation-based materials schedules for the proposed building.

In our letter of 2 November 2022, we stated our conclusion that the construction of the proposed building on Lot 402 will have no adverse effect on historic resources. Based on our review of the materials proposed for the exterior of the building, our conclusion remains the same.

These comments are provided in accordance with Section 106 of the National Historic Preservation Act. If you have any questions, please contact me at jeffrey.emidy@preservation.ri.gov or 222-4134.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeffrey D. Emidy".

Jeffrey D. Emidy
Executive Director
Interim State Historic Preservation Officer

C: Peter Erhartic, Director of Real Estate, I-195 Redevelopment District, by email

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EXHIBIT C

SPECIAL FEATURES OF THE APPROVED DEVELOPMENT PLAN

1. Building Massing and Program Configuration

- a. The building massing is comprised of four primary components:
 - i. A one/two story podium facing the Elbow Street and Richmond Street frontages, comprised of "storefront" windows and gray brick that lines;
 - ii. An L-shaped primary mass, facing the interior of the block, with a horizontal emphasis, that is also revealed in cut-away "reveals" on either side of the primary entry and at the penthouse level on the eighth floor;
 - iii. A terracotta massing layer along Elbow, Richmond, and Clifford Streets that is attached to the primary mass between the second and seventh floors; and
 - iv. A set-back perforated screen rooftop mechanical enclosure with curved corners and transitions between sections.
- b. The primary entry at the corner of Richmond and Elbow Streets is marked with a "lifting" of the terracotta massing layer, revealing two stories of glass, with a metal canopy extending outward and capping the first floor of this two-story element. This is further emphasized by the two vertical cut-away sections flanking the primary entry, revealing the primary mass with horizontal windows as noted in 1a.
- c. The primary entry opens into a shared lobby and cafe amenity area that is envisioned as a mixing opportunity for public Rhode Island State Health Laboratory (RISHL) and private lab tenant employees and visitors. This entry area includes several important features:
 - i. Single entry is off of Richmond Street at the corner of Elbow Street with air-lock feature that directs all traffic to the left.
 - ii. Dedicated RISHL-branded secure entry is in alignment with the door from the shared entry airlock, and is made legible with a large feature wall.
 - iii. Private lab tenant entry is to the right of the shared reception desk.
 - iv. Public cafe amenity space has dedicated entry off Elbow Street and is also accessible from the shared lobby and bike room.
- d. The ground floor includes several key amenities and public-facing programs:
 - i. Bike Room, with space for 64 bikes for building tenants, is accessible via secure direct entry from Elbow Street as well as from shared lobby and cafe amenity space. The upper storage racks are specified to include a spring-loaded mechanical assist for ease of storage. The bike storage room has also been co-located with the shower facilities.
 - ii. Several inaccessible but visually engaging RISHL programs and features are visible from Richmond Street sidewalk to activate public realm experience of "science on display":
 1. RIDOH feature wall comprised of graphic film on glass
 2. RISHL training room with optional display monitor
 3. RISHL conference room
- iii. Sample receiving spaces accessible from Clifford Street and the rear (interior of the block-side) of the building
- iv. Loading, storage, and waste management concentrated on the rear (interior of the block-side) of the building and along portions of Elbow Street closest to the 225 Dyer building loading docks and transformers.
- e. This configuration results in a total of four entries activating the streets surrounding the building. Of these four entries, two are publicly accessible entries, one is employee and tenant only, and one is exclusively for officials, customers and/or vendors dropping off samples for RISHL use.

2. Material Treatment

- a. The material palette is deployed to differentiate the front and back of the building. This helps break down the mass of the building and conveys the arrangement of functions on each floor (lab vs. office). The materials and architectural features are also used to emphasize public program elements and aid in wayfinding.
 - i. Glazing and Metal Trim - used to provide crisp punctuated rhythms to the facade and invite the public to engage with the limited interior programs that are accessible to public viewing and use.
 - ii. The podium is articulated by two elements:
 - 1. Dark Grey Norman Brick (in Running Bond) - reinforces the podium and emphasizes the public program and active street frontage
 - 2. Stone Base - punctuates where the brick podium meets the sidewalk
 - iii. The front of the building between the second and seventh floor, is characterized by red terracotta and large vertical windows that extend across two floors on the third-fourth floors and fifth-sixth floors, and terminates in a shorter window at the seventh floor.
 - 1. Red Terracotta Panels (with varied color and texture in soldier stack bond) - used as the material that articulates and expresses the layer of the massing that sits proud of the primary massing (see 1.a above). It expresses the lab program versus the office program (see 2.a.iv below)
 - iv. The back of the building is clad in grey fiber cement panels with a syncopated horizontal window pattern
 - 1. Grey Fiber Cement Panels (with varied color and texture in horizontal stack bond) - articulates the primary interior mass and expresses the office program
 - v. Curvilinear Perforated Metal Panel - screens the rooftop mechanical equipment in a playful manner from a distance (and particularly when viewing the building from the East Side). The appearance of the rooftop enclosure is softened by the material and the radiused corners and transitions between volumes.
 - b. The transitions between materials is critical to the success of this material scheme. Notable transitions include:
 - i. Larger dark gray stone blockwork is used to punctuate where the brick podium meets the sidewalk.
 - ii. Metal window surrounds on red terracotta facade project beyond the face of the terracotta by 3" to provide shadow line to emphasize crisp transition.
 - c. Likewise, the variety in color, texture and configuration of the cladding is critical to the success of the scheme. Notable areas where variety is paramount include:
 - i. The terracotta façade utilizes planar panels of 3 different textures.
 - ii. Repetitive ribbon windows are broken up using accent panels.
 - iii. Variation is provided in ribbon window mullion spacing.
 - d. Interior finishes of the corridor and meeting rooms along Richmond Street are high-quality and visually engaging to enhance the public streetscape experience.
 - e. The red terracotta panel "wrap" facade is calibrated to echo and complement the Garrahy Garage and Point 225 elevations in terms of scale, coloring, and pattern.

3. Site Plan, Public Realm and Landscape

- a. Parking, Loading, and Circulation
 - i. The site plan allows for a maximum of six (6) surface parking spaces to meet RISHL operational needs, all of which are accessible from Clifford Street. Two of these are dedicated drop off spaces, two are EV spaces, and one is an ADA van space.
 - ii. An exterior loading dock is accessible off of Clifford Street via a curb cut of no more than 24' with mountable curbs to accommodate the necessary truck turning radii as needed. This loading dock is

- enclosed via an overhead coiling door system when not in use and landscape screening is deployed to shield the loading from view.
- iii. Loading and parking areas provide separation between pedestrian and vehicular circulation, with pedestrian crossing areas indicated by decorative unit pavers with flush curbs and a concrete walk across the curb cut to emphasize continuity of the sidewalk.
 - iv. Loading bay area has reinforced concrete hardscape.
 - v. Loading bay is screened with a planted buffer that includes a vertical screen, hedge plantings, and 11 trees of varying sizes distributed throughout the rear of the site to screen views from the 225 Dyer mid-block pedestrian path and from the Clifford Street sidewalk.
 - b. Pedestrian Connections
 - i. The site plan improves pedestrian connections, responds to existing and future desire lines, and mitigates the lack of a built edge along Clifford Street.
 - ii. The rear site plan provides a safe, comfortable, and engaging pedestrian experience, especially from the 225 Dyer mid-block pedestrian path to Clifford Street.
 - iii. A narrow pedestrian through connection is provided between the 225 Dyer mid-block pedestrian path and Elbow Street that allows for egress and allows two people to pass each other comfortably.
 - iv. The rear of the site is anchored by a richly landscaped passive green space designed to
 - c. Sidewalk and Public Realm
 - i. Sidewalk design refined with street trees, areas of impervious and pervious paving, seating and planting, including:
 1. Concrete knee and seat walls with granite cap stones and treads
 2. Granite seat cubes, and benches composed of metal and recycled wood
 3. 15 truck-compatible street trees in tree planters (either with tree grates or granite curbing) surrounded by granite cobblestone sets
 4. Permeable mixed pavers
 5. Stainless steel bike racks and security bollards
 - ii. Resolution of grading issues along Elbow Street
 1. In order to reconcile the optimum ground level finish floor elevation and the changing grade of Elbow Street, a transition of approximately 4 to 6" is required between the sidewalk, which is required to be at the same grade as the building interior, and the changing curb elevation. This transition is solved through the use of built-in seatless benches that line and face the sidewalk grade, with intermittent gaps that allow pedestrians to step up one stair riser between the grade of the sidewalk and the grade of the furnishing/planting zone and street.
 - d. Transformers
 - i. Transformers are located along the narrow pedestrian through-connection provided between the 225 Dyer mid-block pedestrian path and Elbow Street, and are screened from view with a privacy screen composed of wood-tone composite slats in a metal frame and/or a metal greenscreen.