

**I-195 REDEVELOPMENT DISTRICT**

Resolution Re: Final Plan Approval  
For Proposed Project On a Portion of Parcel 9 (Phase 2)

January 18, 2023

- WHEREAS:** The District has entered into a Purchase Option Agreement (the “Agreement”) with Pennrose LLC (“Pennrose”) dated May 25, 2021 pursuant to which the District has granted Pennrose an option to purchase District Parcel 9 in two transactions; and
- WHEREAS:** By Resolution dated November 9, 2022 (the “Concept Plan Resolution”), the Commission granted to Pennrose, 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 approximately 65 mixed-income residential units and approximately 30 parking spaces to be built on a portion of District Parcel 9 (the “Proposed Phase 2 Project”); and
- WHEREAS:** The Commission’s Concept Plan Approval was subject to and contingent upon satisfaction by Pennrose 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 Pennrose in accordance with the requirements of the Development Plan for Final Plan Approval of the development plan for the Proposed Phase 2 Project; and
- WHEREAS:** Obtaining Final Plan Approval will assist Pennrose in its application to Rhode Island Housing & Mortgage Finance Corporation for certain incentives to enable Pennrose to finance the Proposed Phase 2 Project; and
- WHEREAS:** At its meeting this date, the Commission has received a presentation by Pennrose with respect to the Final Plan for the Proposed Phase 2 Project; and
- WHEREAS:** Utile has confirmed that Pennrose 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 Phase 2 Project but none were offered; 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 Pennrose 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 Phase 2 Project provided that a vibration monitoring plan is implemented; 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 Phase 2 Project as submitted and hereby issues Final Plan Approval to Pennrose; and

**VOTED:** That, subject to (a) satisfaction by Pennrose of the conditions set forth in the Utile Letter, (b) review and approval of final plans for the Proposed Phase 2 Project to insure conformity with the Final Plan and with the “Special Features” of the Proposed Phase 2 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 Pennrose a Certificate of Final Plan Approval in accordance with the provisions of the Development Plan.

# EXHIBIT A

## UTILE LETTER

January 10, 2023

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

**utile**

### RE: Parcel 9, Phase 2 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 Phase 2 of the Pennrose proposal for Parcel 9, with the conditions outlined below. The Pennrose team has addressed all the major comments from prior memos and has acknowledged and committed to addressing the remaining design review concerns, which can be resolved before the construction documents are issued and reviewed by the District staff and Utile.

#### *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 Pennrose for Phase 2 of their proposed mixed-income housing development on Parcel 9 (referred to as the "East Building" below). The same group met on September 19, 2022 and again on October 13, 2022 to review the Concept Plan Application materials. The consolidated feedback of the Panel on Phase 2 was provided to the developer as a memo on October 18th and November 4th of 2022 (attached). Feedback from the panel on early-stage ideas for Phase 2 was also provided as part of the Phase 1 design review process.

#### *Waivers*

In recognition of the unique location and configuration of the site, budgetary constraints imposed by state funding, and Rhode Island Housing (RIH) energy efficiency targets, Utile recommends that the remaining requested transparency waiver allowing for a minimum of 30% transparency for upper story uses is granted. Please note that this waiver is in addition to the waivers already granted as part of the Phase 1 design review process and Phase 2 Concept Plan Approval, which granted the following for the Phase 2 building:

- a minimum of 40% transparency for non-residential ground floor uses, and
- a minimum of 30% transparency for residential ground floor uses.

#### *Conditions for Concept Plan Approval*

1. Courtyard Design:
  - a. Submit an updated landscape plan that accurately and comprehensively keys the planting list to the plan (including the

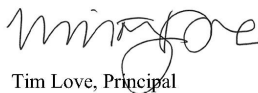
Architecture & Planning      115 Kingston St.  
Boston, MA 02111  
utile.design.com

courtyard), while also responding to the design comments in 1.b below.

- b. The plant materials depicted in the renderings are being used too decoratively and without evidence of functional considerations and/or intended spatial effects. Instead, be intentional about differentiated planting strategies for each of the specific locations:
    - i. Planters that help screen and soften the play area
    - ii. Tiered plantings where City Walk meets the building edge
    - iii. Planting areas in the Courtyard at the base of Building 2
    - iv. “Freeform” planters that define the sitting area behind two of the three built-in benches
    - v. The planters that create the transitions to the ground floor unit entries.
  - c. Consider the seasonal impact of deciduous vs. evergreen planting materials, especially when the plantings are meant to screen views.
2. Bessie Way Residential Entries:
- a. Introduce a different hardscape paving approach to indicate private entry areas (e.g. using unit pavers)
  - b. Introduce appropriately-scale light fixtures at the entry doors, and illuminated address numbers to enhance their sense of address.
  - c. Propose a conceptually intentional planting palette for the planters that acknowledges the different zones of the planters (along the sidewalk vs. between the separate unit entries). See 1.b.v above.
3. Upper Story Terrace Railings:
- a. Railing used for second and fifth floor terraces should have vertical metal pickets similar in design language to the railing specified for the courtyard play area.
  - b. Provide a final material specification and photo for the second and fifth floor terrace railings, consistent with design direction of item 3.a.

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**

## 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](http://www.preservation.ri.gov)

17 January 2023

Via email: [cskuncik@195district.com](mailto:cskuncik@195district.com)

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

Re: I-195 Redevelopment Parcel 9 – east building (aka Building 2)  
Final Review  
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. Pennrose, LLC is proposing to construct two buildings on I-195 Redevelopment Parcel 9. This review is for the east building (sometimes referenced as Phase 2 in previous correspondence); we have previously reviewed designs for the west building. The materials that were sent to us include a site plan, elevations, renderings, and a materials schedule for the proposed building.

The subject parcel is within the bounds of the College Hill Historic District, which is listed in the National Register of Historic Places. In a letter dated June 7, 2021, the RIHPHC expressed our concern that vibration from construction on Parcel 9 might affect the historic Our Lady of the Rosary church. We understand that the project team has agreed to vibration monitoring at the church and that this will be included in the development agreement as a non-negotiable project requirement for both buildings.

Based on our review of the submitted materials, it is our conclusion that the construction of the east building on Parcel 9 will have no adverse effect on historic resources provided that the vibration monitoring plan is carried out.

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](mailto: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 three primary components: a ground floor podium that fills nearly the entire site, upper floors that are organized into a truncated L-shaped mass, and a penthouse following the same plan configuration, but rendered in a different cladding material. The ends of the truncated L terminate at City Walk and facing I-195 in subtle "tower" forms that punctuate the otherwise horizontal composition. The long spine of the L-shape faces Bessie Way and the short spine faces the shared public courtyard and the West Building.
- b. The ground floor podium includes three residential units, the residential lobby and amenities, and 16 ground floor parking spaces, accessed from a single garage entry at the narrowest end of the building's frontage on Bessie Way. The location of each of these elements and the relative allocation of floor area among different uses are essential to the success of the building design.
- c. Three ground floor residential units activate the Bessie Way frontage by having primary entries directly off the Bessie Way sidewalk. Public realm and landscape features of these entries are described further in 4a.
- d. Ground floor of the East Building includes several shared features:
  - i. Lobby, accessed from the shared public courtyard
  - ii. Mail and Package Room
  - iii. Reception
  - iv. Conference Room
  - v. Office
  - vi. Kitchenette and Copy Room
  - vii. Bike Room with a minimum of 72 bike spaces for use by East and West Building residents, with direct access to the shared public courtyard at the corner closest to City Walk.
- e. Upper floors include two shared amenity spaces with associated outdoor terraces, each enclosed with a vertical metal picket railing similar in design language to the railing specified for the courtyard playground:
  - i. A fitness room on the second floor opens onto an open-air green roof with a usable yoga green for outdoor fitness programming, and
  - ii. A club room on the fifth floor opens onto a deck with seating

#### 2. Material Treatment

- a. The material palette helps reinforce the seven primary building components:
  - i. Jandris Block Ground Face CMU in a traditional red brick tone (referred to henceforth as "red CMU block") used to emphasize the continuity of the ground floor podium
  - ii. Atlas Castletop Diamond Metal Wall Panels in a metallic grey (referred to henceforth as "grey diamond panels") used to emphasize the fourth floor penthouse and vertical accent at the primary residential entry
  - iii. Nichiha Wall Panels with Vertical and Horizontal Clip Systems in a dark brown natural wood color and texture (referred to henceforth as "brown textured fiber cement cladding") is used to provide a unified body of the building facing Bessie Way and the shared public courtyard on floors two, three and four along with tower punctuation at the City Walk and I-195 terminuses of the building. This is deployed in a pattern that emphasizes the individual floors of the building through use of horizontal band at each floor and vertical bands between the window openings on each floor.
  - iv. James Hardie Lap Siding in a smooth blue grey with varied exposure of 4" at floor bands and 7" at windows (referred to henceforth as "blue grey smooth fiber cement cladding with varied exposure") is used to provide a unified body of the building facing City Walk and the internal second floor terrace. This

is deployed in a pattern that emphasizes the individual floors of the building through use of narrow exposure at each floor and wider exposure between the window openings on each floor.

- v. James Hardie Vertical Siding in a red brick or dark grey with aluminum trim reveals as needed (referred to henceforth as "fiber cement panel") is used to provide visual emphasis to the openings punctuating the facade - namely windows, doors, and the garage screening.
- vi. Cambridge Architectural Metals Cubist Mesh Panels with Framed Attachment System in a natural light metal color (henceforth referred to as "metal mesh screening") is used to provide punctuation and relief on the otherwise monolithic City Walk ground floor facade.
  - b. Parking Garage Screening
    - i. Wherever the metal mesh screening is used, the rhythm of screening has a common logic that connects the ground floor with the rhythm of window openings on upper stories. The garage openings are not identical to the windows above, but the solid areas between the garage openings align with some part of the solid wall sections between windows above. This achieves the larger goal of having the vertical forces of the facade above make their way all the way to the ground.
    - ii. The ground floor facade along City Walk is composed of a red CMU block in a running bond pattern and spanning fiber cement panels of the same hue capping the screened openings.
    - iii. The design of the ground floor garage screens includes framing elements as part of the composition.

### 3. Shared Public Courtyard

- a. Structure and Social Idea
  - i. The courtyard's social life revolves around the relationship between the playground and the residential entries, with a secondary more functional pass-through relationship to the bike room and City Walk.
  - ii. The courtyard includes diverse spaces where residents can gather outside of and distinct from the playground.
  - iii. The playground planter/viewer relationship is focused on two seating and gathering areas with an active and passive relationship to the playground. The planters and paving areas are used to define these two social spaces and provide logical views into the playground.
  - iv. The "oyster cracker" hexagonal paver units are used to distinguish gathering places from the exposed aggregate concrete pathways used in high-traffic circulation spaces.
  - v. Focused "seat wall" areas line the planters at natural gathering spaces to reinforce the social concept and provide flexibility to accommodate more people in an informal way.
  - vi. Benches are located along the Bessie Way frontage near the residential entries to the east and west buildings to serve the needs of residents and visitors that are meeting, waiting, or speaking privately outside the orbit of the playground-focused courtyard space.
    - b. Plantings
      - i. All plantings are shade-tolerant given that the courtyard will be in the shade most of the day.
    - c. Playground Use, Design, and Perimeter
      - i. The playground is made available for use by residents of the East and West Building of this development as well as other members of the public when it's not being used by the daycare facility operating out of the West Building.
      - ii. The playground geometry is integrated into the overall composition.
      - iii. The playground fence follows a faceted curvature, does not exceed 6' in height, and has vertical metal pickets or rods for safety (to prevent climbing) and visual effect (to make the fence disappear as much as possible).
      - iv. Plantings in the beds surrounding the playground have a two-tier structure. The plantings surrounding the playground have a dense back layer of evergreen or deciduous shrubs that are planted close together to create a hedge (2'-3' spacing) in order to provide year-round screening to disguise the fence to the degree possible. This back tier is complemented by a front tier that includes lower plantings in the front that provide color and visual interest.
    - d. Furnishings
      - i. The furnishing strategy is cohesive and streamlined and is deployed in a way that reinforces the social idea of the courtyard (see 3a).



- ii. The color palette for all furniture is coordinated with the facade material palette for both buildings.
- iii. Courtyard furniture is either anchored in place (by virtue of weight or a fastener to the ground), or during evening hours will be chained and locked, or moved to a secure storage area.

**4. Other Public Realm and Landscape Features**

- a. Ground floor residential unit entries off Bessie Way are buffered from the sidewalk and possess design characteristics that provide a sense of individual, private residential entries for each of the three ground floor units that are accessed from Bessie Way. Design elements that accomplish this goal include: