

Parcel 9, Phase 2 Final Plan Summary

I-195 Redevelopment District Commission
January 18, 2023

Courtyard Design Evolution

TAT with BETA

Phase 1 to Phase 2 Courtyard Evolution

Initial Phase 2 Comments

Public Realm & Landscape: Issues raised about the courtyard design during Phase 1 Final Plan Approval remain unresolved, compromising the overall public realm impact of both phases of the project. In addition, the current courtyard design is less successful than the version shared at the conclusion of the Phase 1 design review process. Recommended next steps:

- Provide a more detailed plan of the courtyard that shows paving treatments, fencing, planter edges, seating, and planting strategies.
- Since the play area enclosure is the dominant visual feature in the courtyard, provide more clarity on the code requirements, design characteristics, and whether the public or building residents will have access.



Phase 1 Version (October 2021)
 Courtyard design at conclusion of Phase 1 design review process.



Phase 2 Initial Revision (October 2022)
 Courtyard design with new daycare play area.

Phase 2 Concept Plan Courtyard Options

Programmatic Clarifications

- Play area can be used by the residents when it's not being used by the daycare facility

Comments about the Revisions

- More attention has been paid to the potential social life engendered by the rest of the courtyard space.
- Option 1 is preferred because it includes a diverse spaces where residents can gather outside of and distinct from the play area and the play area geometry is better-integrated into the overall composition.
- One of the seating areas allows parents to keep an eye on their children in the play area.

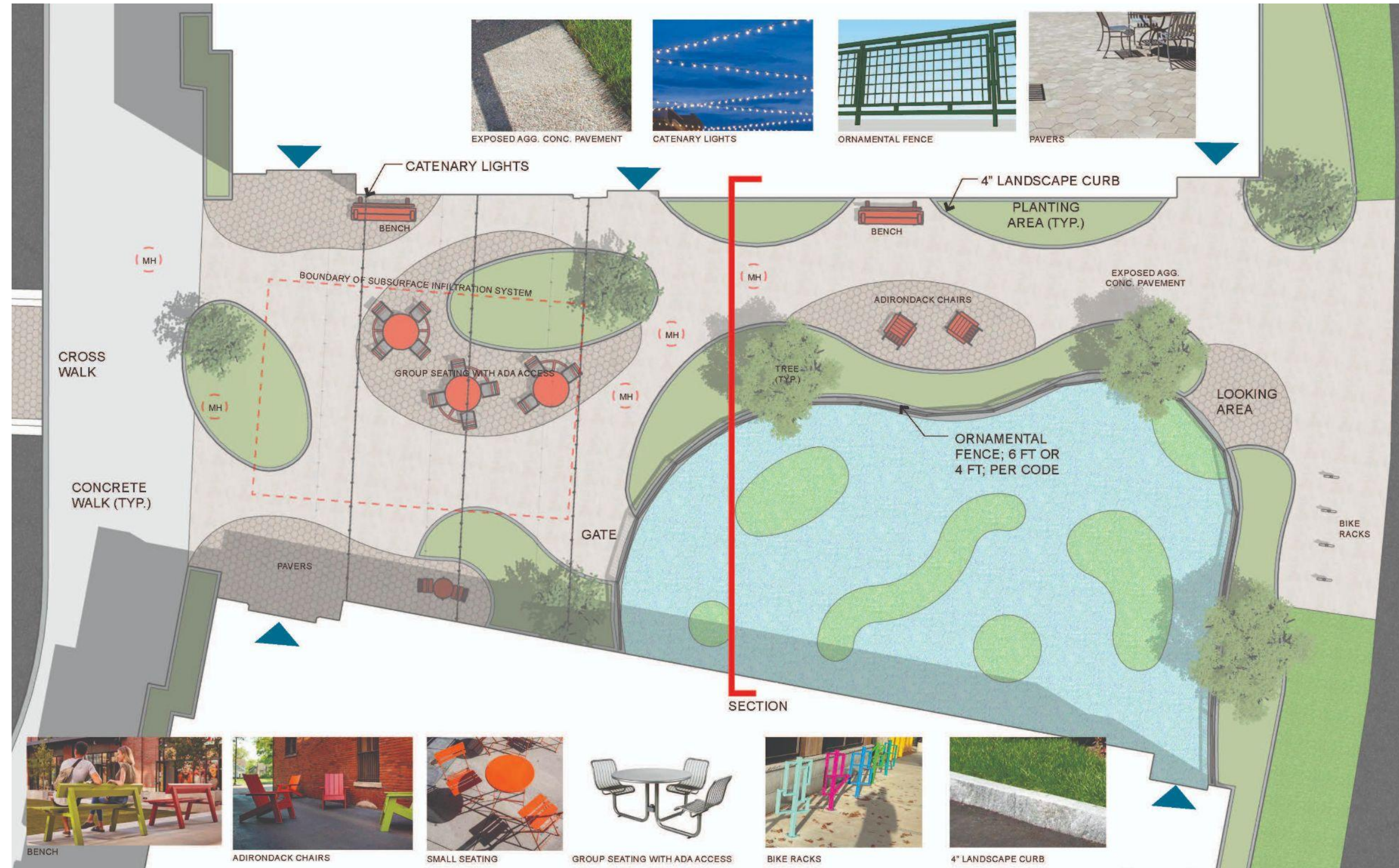


Option 1 (early November 2022)

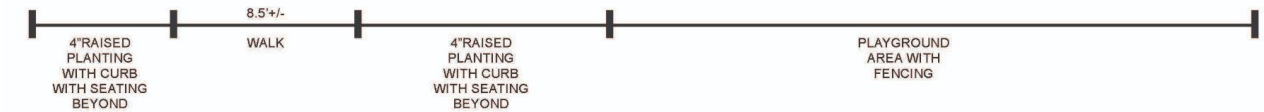
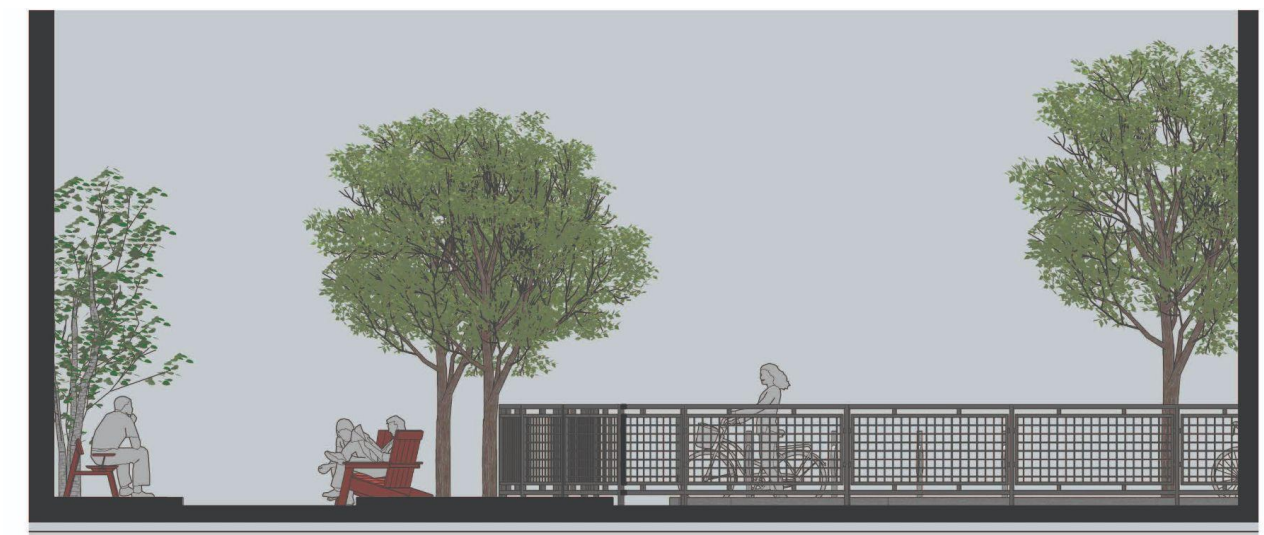


Option 2 (early November 2022)

November 2022 Refined Courtyard Design (Option 1)



Refined Option 1 (late November 2022)

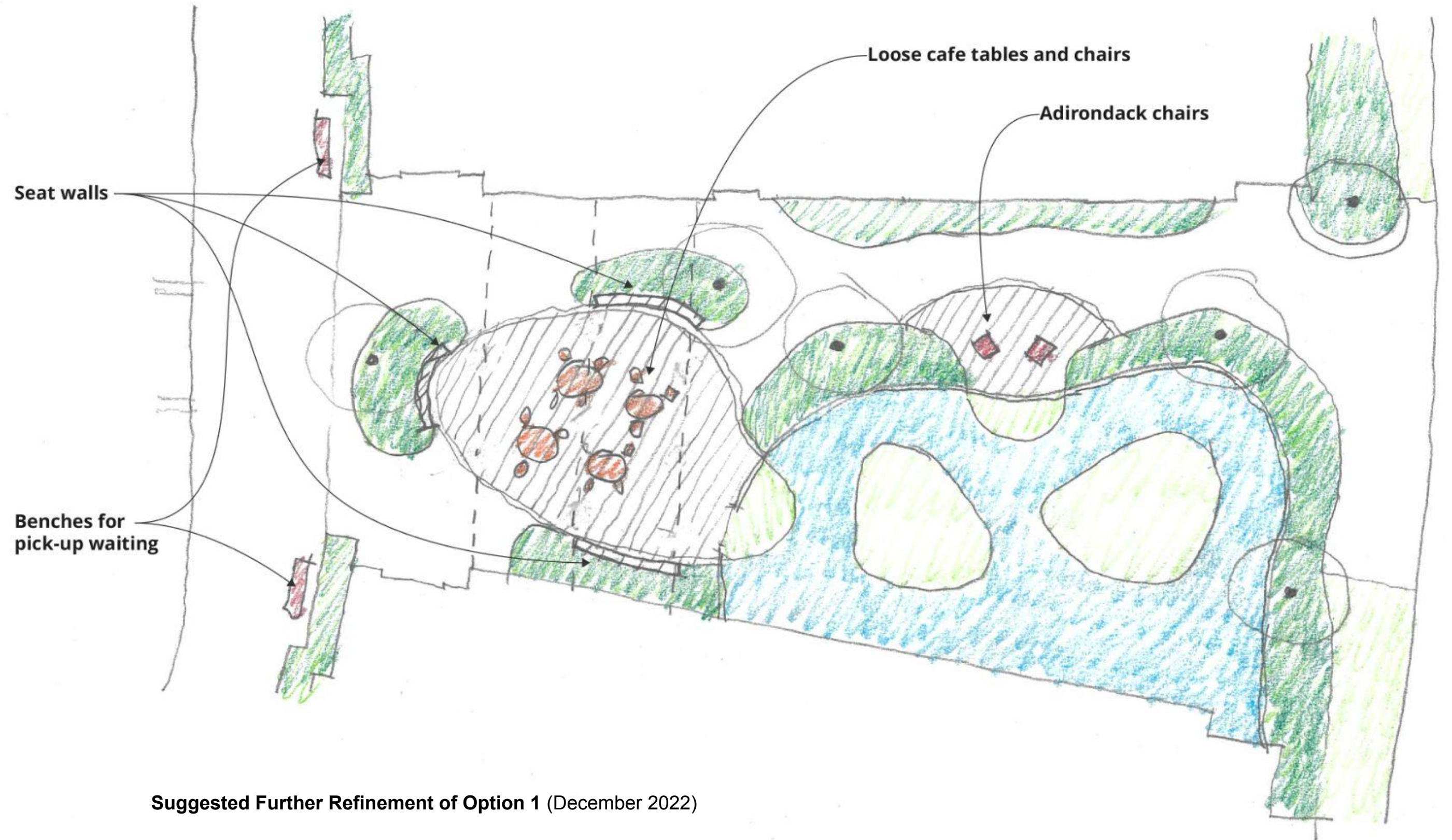


Suggested Courtyard Design Refinements

Comments Provided by Design Review Panel in December of 2022

Summary of Suggestions

1. Clarify and focus the social idea of the courtyard on fewer, better defined spaces.
2. Create a more cohesive, streamlined furnishing strategy that reinforces the social idea.
3. Provide clarity and better visual strategy for the playground fencing.
4. Strengthen the planting strategy for all planters, especially around the playground.



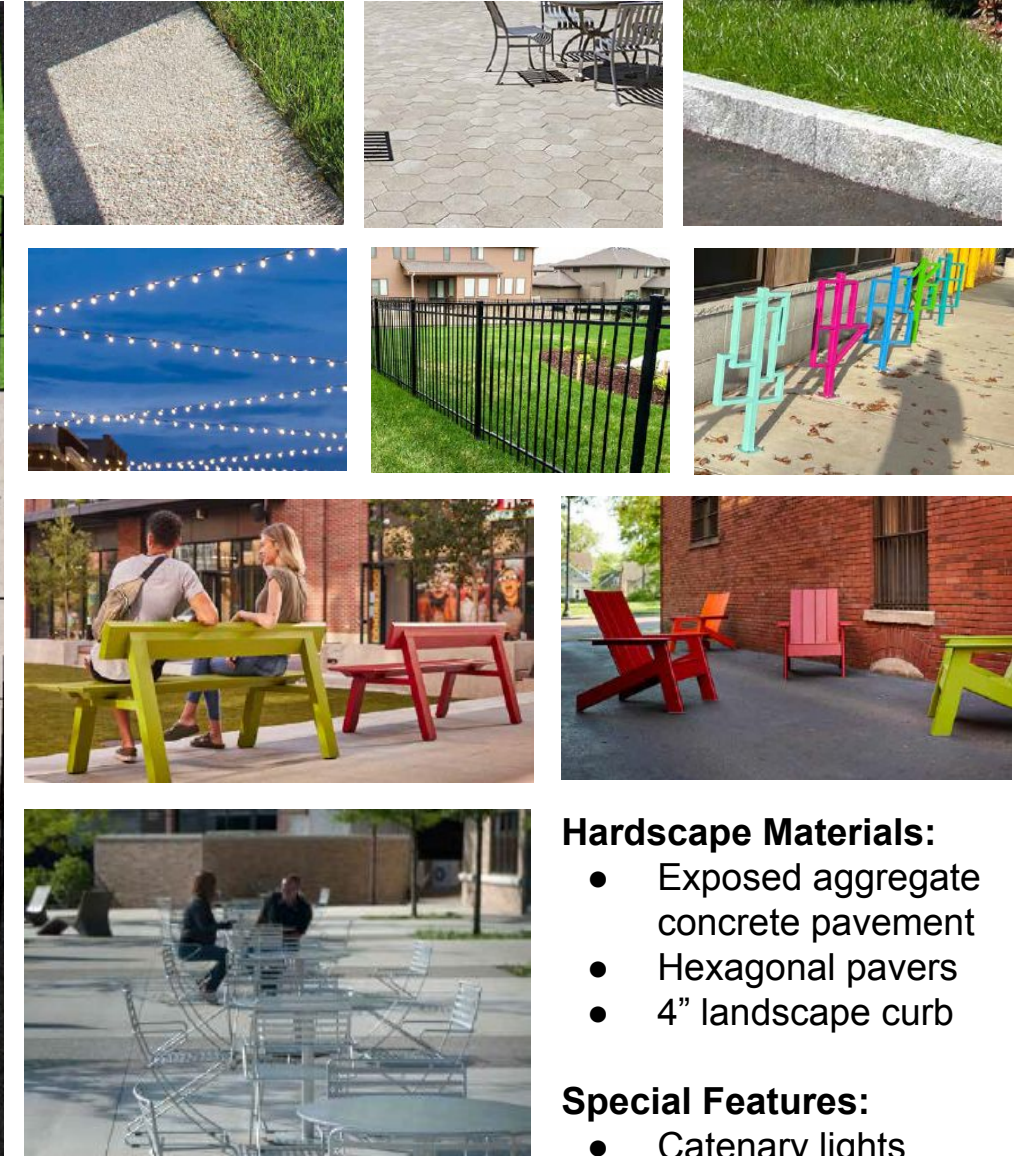
Final Courtyard & Site Design

Final Courtyard Plans, Renderings, and Material and Planting Palette

Final Courtyard Design in Context



Final Courtyard Design Detailed Plan View



- Hardscape Materials:**
- Exposed aggregate concrete pavement
 - Hexagonal pavers
 - 4" landscape curb

- Special Features:**
- Catenary lights
 - Ornamental fence
 - Bike racks

- Furniture:**
- Bench
 - Adirondack Chairs
 - Group seating with ADA access

Rendered Courtyard Views

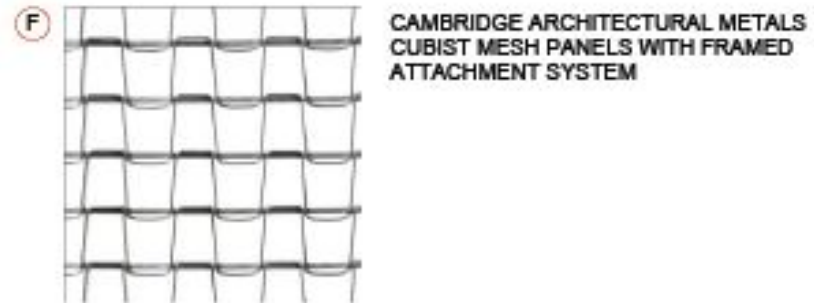
View from Bessie Way to the Courtyard



Final Building Design

Final Elevations, Material Samples, and Renderings

Facade Material Samples



Rendered Elevations & Sections

Bessie Way Elevations & Sections Cut from Bessie Way to City Walk



21 ELEVATION - EAST
Scale: 1/8" = 1'-0"

20 ELEVATION - COURTYARD
Scale: 1/8" = 1'-0"



2 BUILDING SECTION 2
Scale: 1/8" = 1'-0"



11 ELEVATION - BESSIE WAY
Scale: 1/8" = 1'-0"



1 BUILDING SECTION 1
Scale: 1/8" = 1'-0"

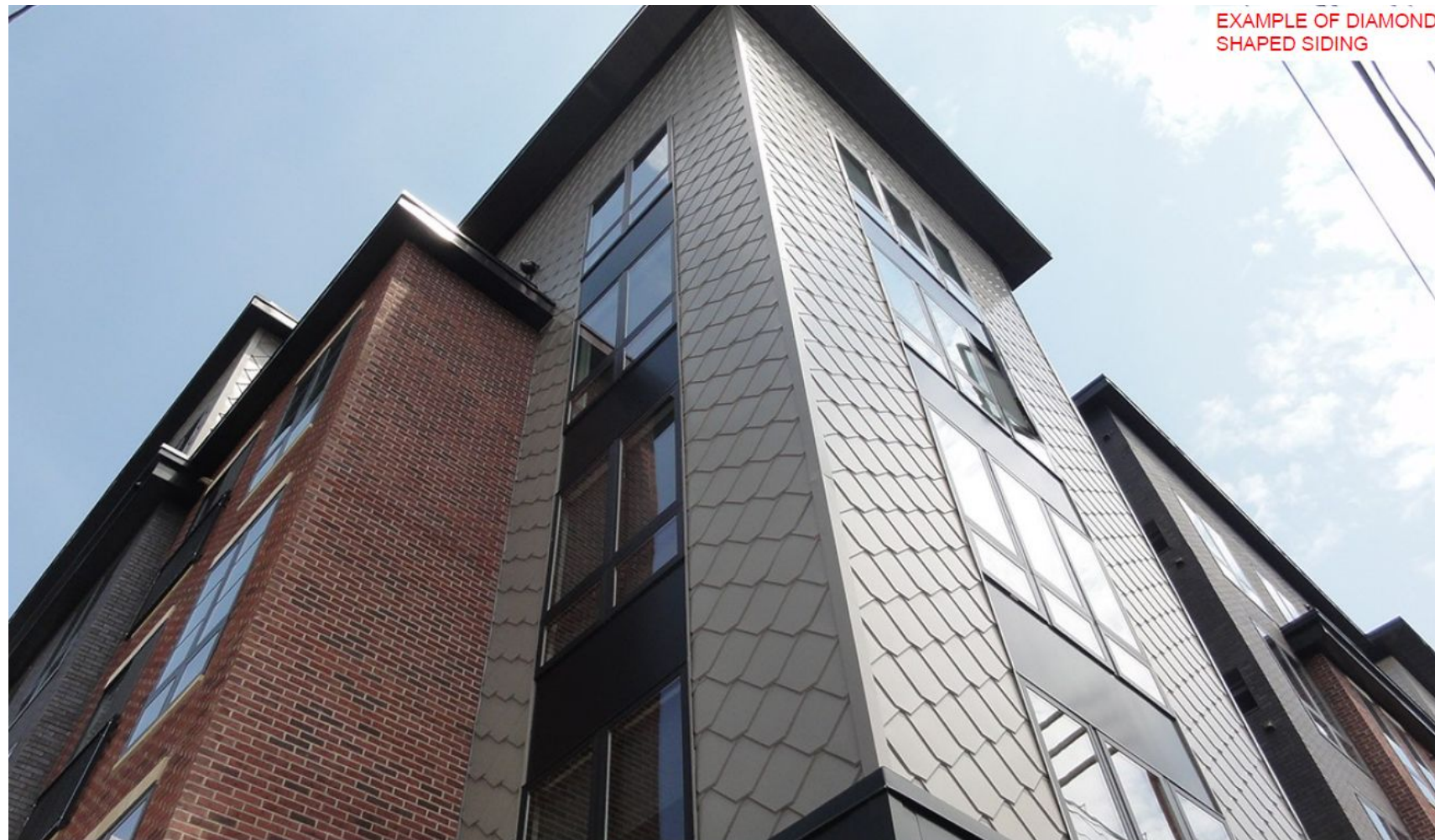
Rendered Elevations

City Walk Elevations



Facade Material Samples

Example of Diamond Shaped Siding



Walnut Street Commons, Allentown, PA
Material: CastleTop in Slate Grey



Wind Creek Casino, Atmore, AL
Material: CastleTop in Silversmith

Facade Material Samples

Example of Vertical Board Siding

B



NICHIHA WALL PANELS WITH VERTICAL AND HORIZONTAL CLIP SYSTEMS
COLOR: VINTAGE WOOD BARK

ALT: CERACLAD URBAN CEDAR SERIES
COLOR: ESPRESSO
VERTICAL AND HORIZONTAL CLIP SYSTEMS



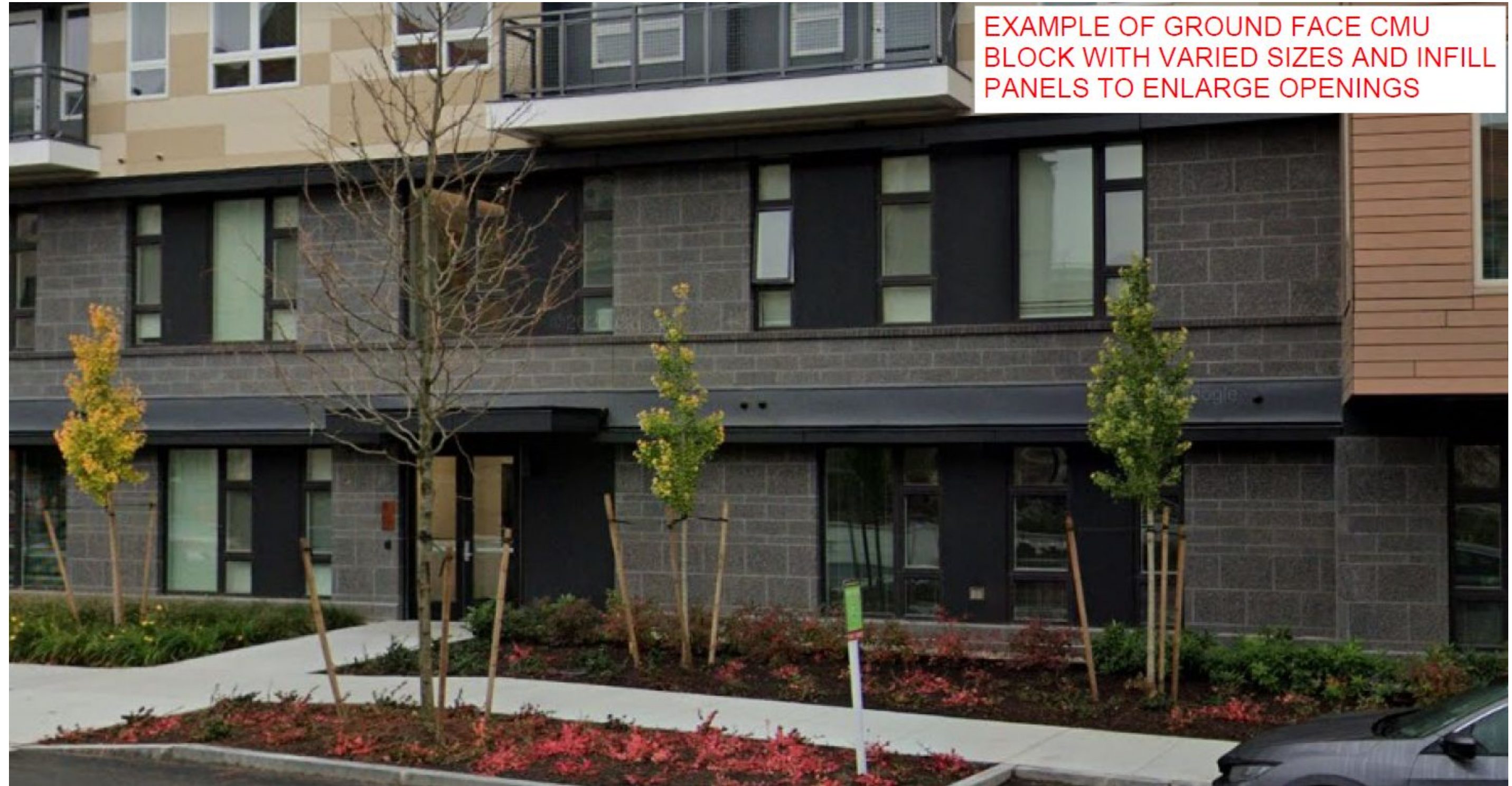
EXAMPLE OF VERTICAL BOARD SIDING

Facade Material Samples

Example of Ground Face CMU Block



© JANDRIS BLOCK GROUND FACE CMU
COLOR: 9306
PATTERN: RUNNING BOND
SIZES: 4X16X4, 12X16X4



EXAMPLE OF GROUND FACE CMU BLOCK WITH VARIED SIZES AND INFILL PANELS TO ENLARGE OPENINGS

Rendered Building Views

Courtyard View from Bessie Way



Final Version (Final Plan Stage)



Previous Version (Concept Plan Stage, Nov. 2022)

Rendered Building Views

Residential Entries Along Bessie Way



Final Version (Final Plan Stage)

Rendered Building Views

Courtyard View from City Walk



Final Version (Final Plan Stage)



Previous Version (Concept Plan Stage, Nov. 2022)

Rendered Building Views

Vehicular Entry and Public Realm Along Bessie Way



Final Version (Final Plan Stage)



Previous Version (Concept Plan Stage, Nov. 2022)

Rendered Building Views

Building Expression Along City Walk



Final Version (Final Plan Stage)



Previous Version (Concept Plan Stage, Nov. 2022)

Summary

Final Plan Approval Recommendation, Design Review Conditions, and Waivers

Recommendation: grant Final Plan Approval, with conditions below.

Design Review Conditions: these must be resolved before construction documents are issued.

1. Courtyard Design:

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

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 Commission grant the remaining requested transparency waiver allowing for:

- a minimum of 30% transparency for upper story uses.

Other Phase 2 Waivers Already Granted:

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

Thank You!

