

150 Richmond Street Final Plan Summary

Note: this parcel is also known as Lot 402 (aka Lot 3 of former Parcel 25)

I-195 Redevelopment District Commission Meeting
January 18, 2023

Site Plan

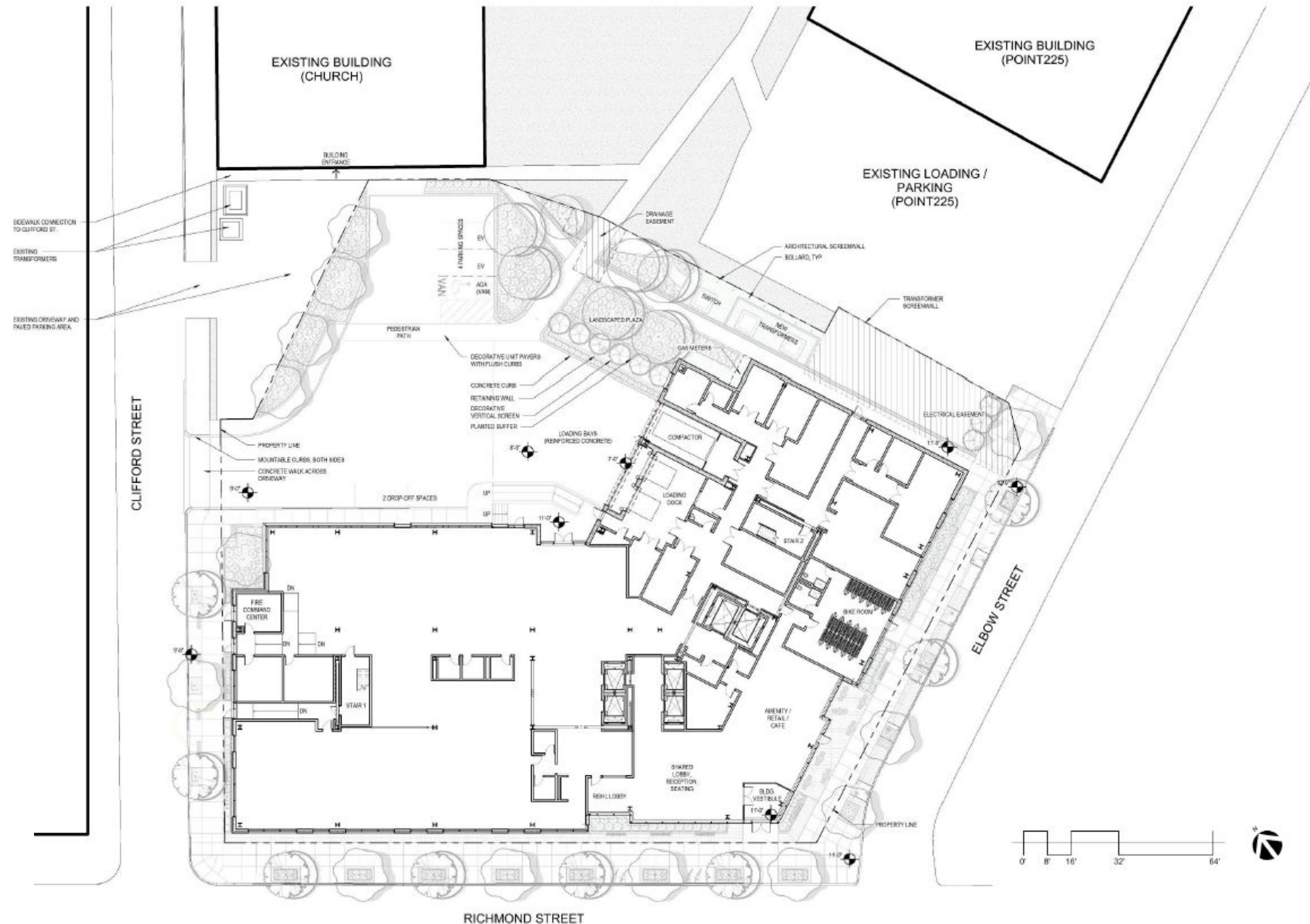
Site Context, Landscape and Urban Design Relationships

Site Plan

Improved Connections and Landscape Strategy

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.



Site Material Palette



Privacy Screen



Concrete wall



Knee/Seat Walls



Granite Seat Cube



Seating



Granite Cobblestone Sets



Granite Curbing



Tree Grate (to match Wexford Bldg.)

Tree Planters



Pavers

Permeable Pavers (mixed)



Bike Rack



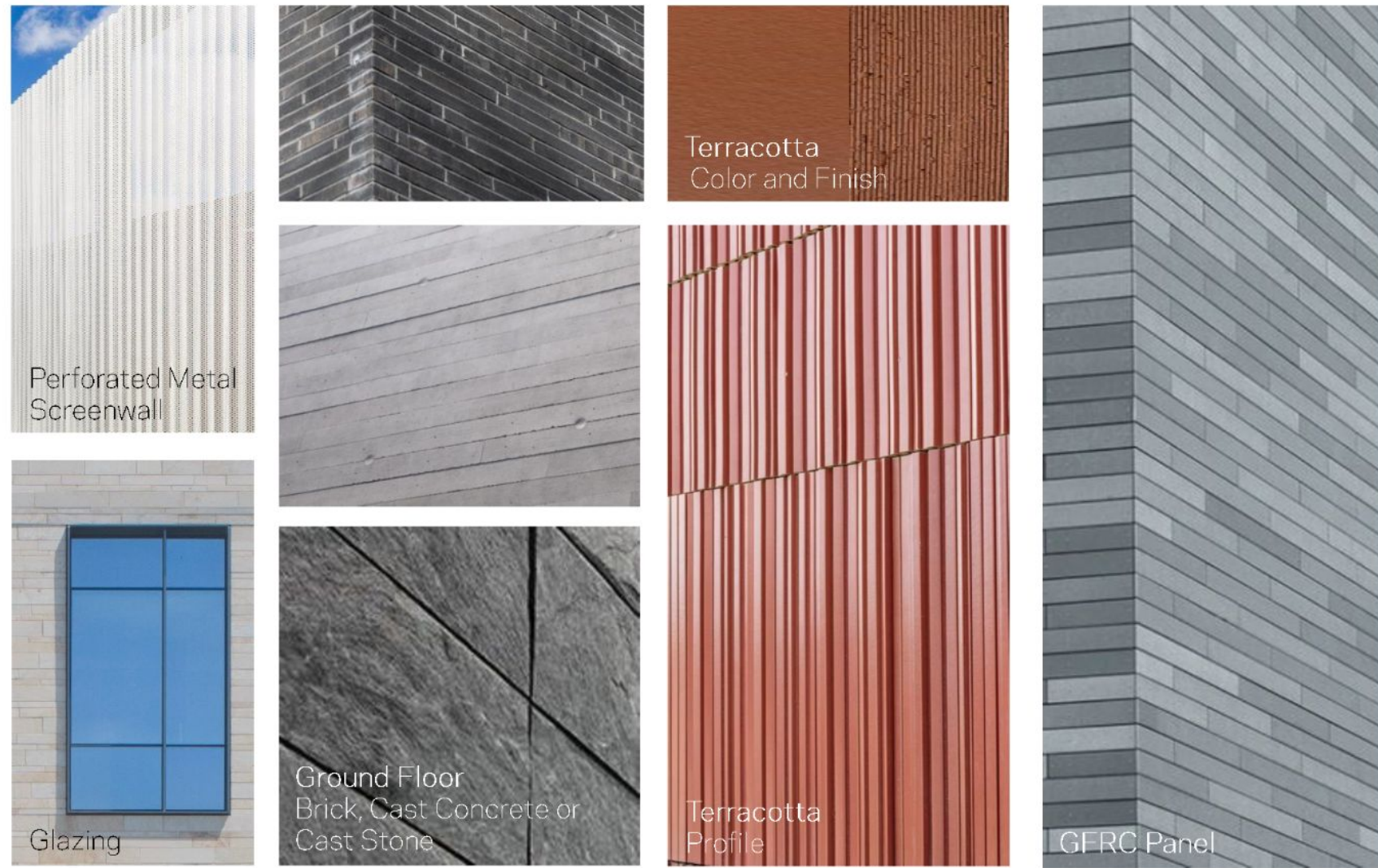
Security Bollard

Stainless Steel

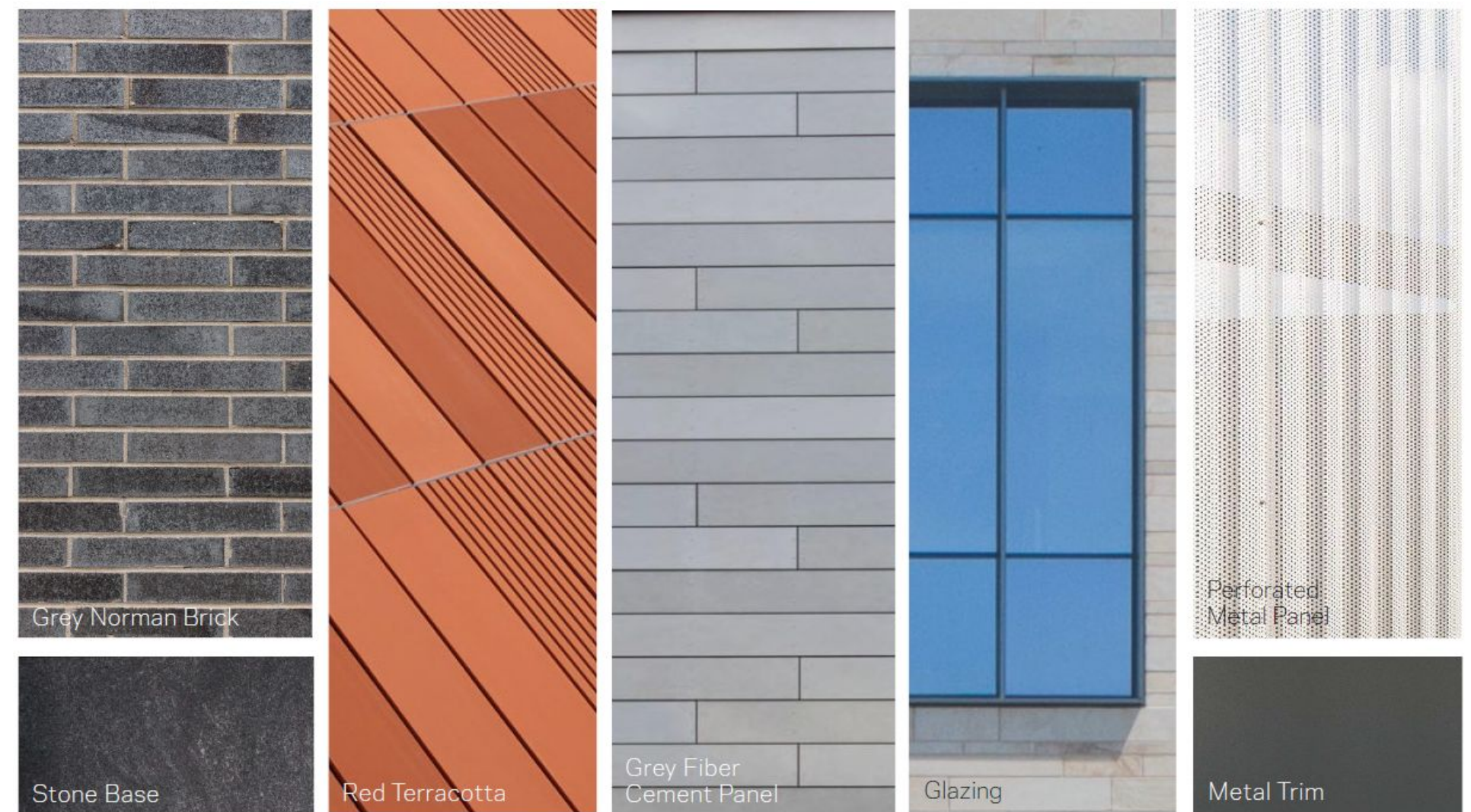
Facade

Material Changes

Facade Material Palette Comparison



Concept Plan Facade Material Palette (Nov. 2022)

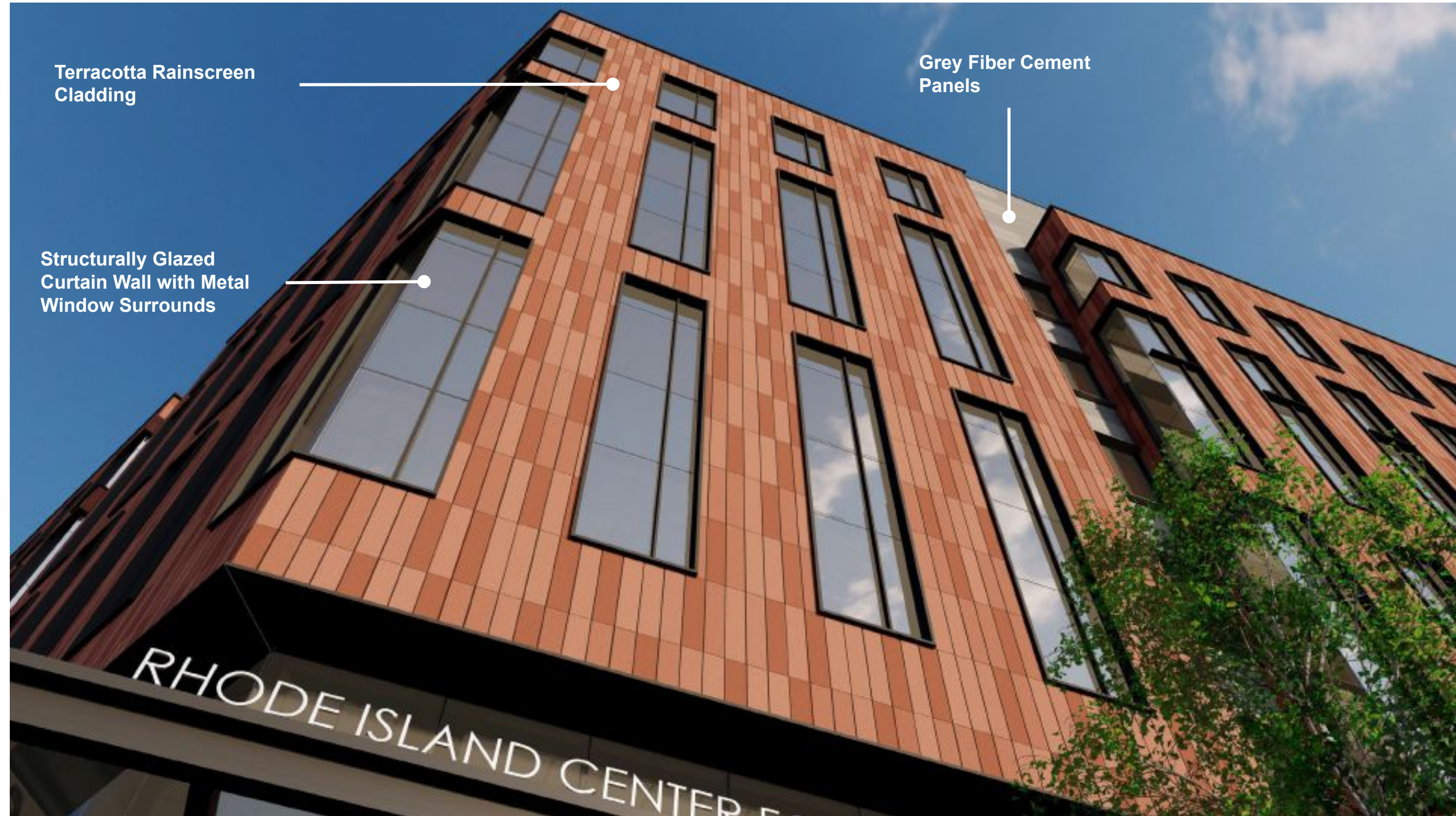


Final Plan Facade Material Palette

Facade Changes

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



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Accent Panels
between Windows,
Fiber Cement
Panels, ½ Module

Ribbon windows
with varied mullion
spacing, and
continuous window
surrounds

Grey Fiber Cement
Panels with 3
Colors or Textures

Facade Changes

Elevations

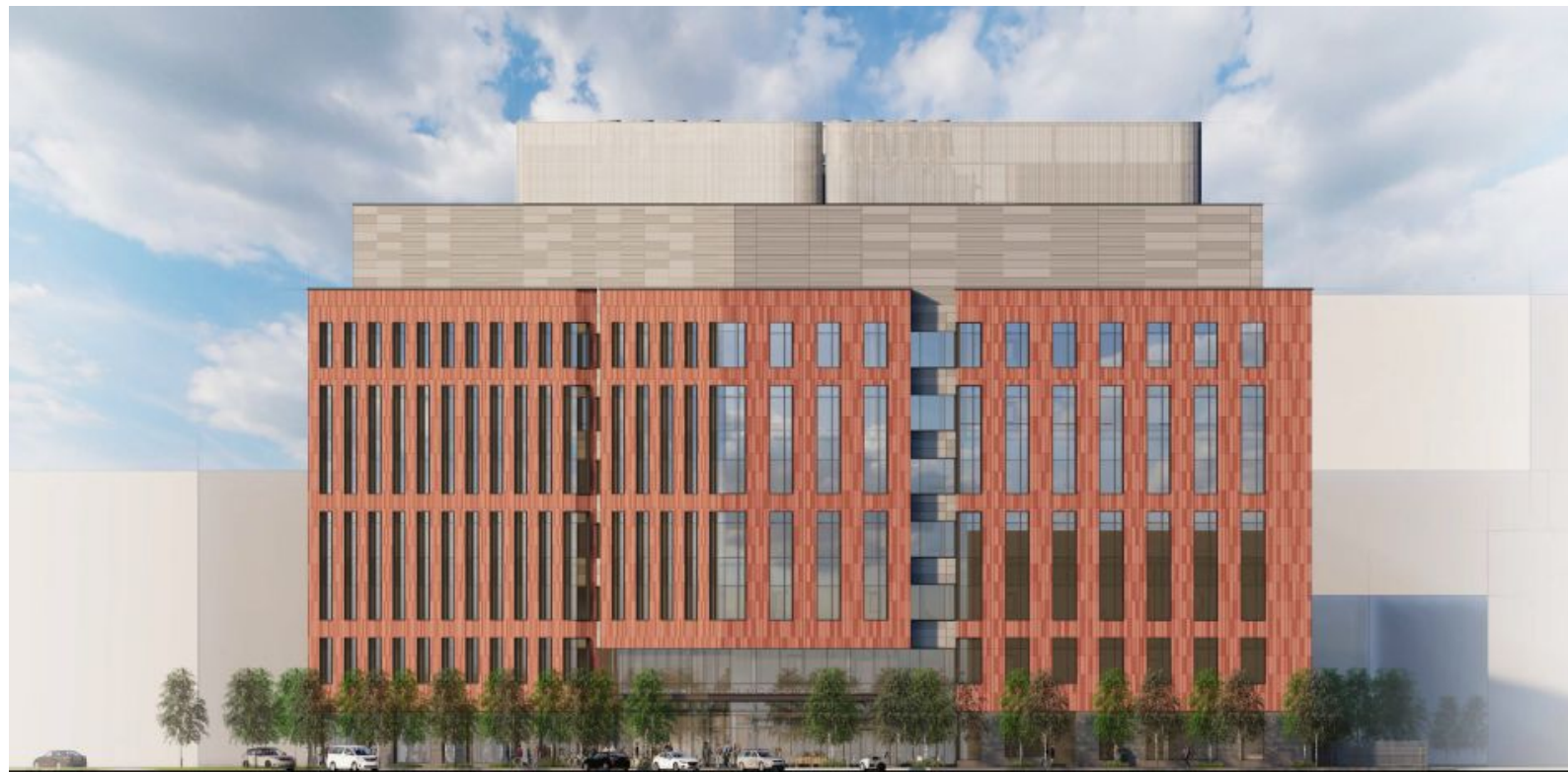


Facade Changes

Elevations



Mechanical Louvers



Mechanical Louvers

Building

Massing, Facade, and Materials

Building

Summary of Changes:

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Building

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



Building

Summary of Changes:

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



Building

Roof Equipment Screening

Summary of Changes:

- Rooftop enclosure broken down into discreet volumes
- Geometry of enclosure includes radiused edges and perforated metal to soften appearance



Waivers

Massing, Facade, and Street Activation

| Type | Development Plan Reference | Developer Rationale for Waiver | Utile Recommendation |
|--|--|--|--|
| Street Frontage | 80% frontage required along Clifford Street. <i>Table 2.3-1 and Figure 2.3-1</i> | Because of the programmatic driver for deliveries and drop-offs from Clifford Street, we request a waiver from compliance with the 80% street frontage requirement. Clifford Street property line is 143'-4" in length. Length of building facade within the 8ft build-to zone is 82'-6" long (58% frontage). An additional 22'-0" (15%) of building wall is set back 14'-5" from property line for landscaping and building articulation. Pedestrian and vehicular access to the site can not be accommodated without a waiver from this requirement given the parcel dimensions. | Waiver granted in recognition of the challenging site dimensions and importance of prioritizing maintenance of a street wall on Richmond and Elbow Streets. |
| Massing & Facade Articulation | For buildings more than 120 feet long, there must be a change in plane in the building façade above the first floor every 100 feet, using notches, bays, offset façade, etc. <i>Section 2.5.A.1.A</i> | The current design articulation relates the façade recess to the ground floor lobby/amenity location and structural grid, which is dictated by the lab planning module. Facade along Richmond Street is currently 121 feet long without significant change in plane in order to relate to the ground floor lobby/amenity location. | Waiver granted in recognition of programmatic constraints and good faith effort to comply with spirit of the regulation. |
| Massing & Facade Articulation | Flat roofs shall include cornices, parapets, or similar architectural details to add articulation and create a shadow line at the top of the facade. <i>Section 2.5.A.1.d</i> | The current design update includes a shadow line. | Waiver no longer needed. |
| Fenestration | Facades shall provide areas of transparency equal to at least 70% of the wall area, between the height of 1 and 12 feet from the ground. <i>Section 2.5.A.2.B</i> | Due to required support spaces needed at the ground floor, we request a waiver to the requirement for 70% transparency at the ground floor. We can comply with this requirement on Richmond Street but not on Clifford Street. | Waiver granted in recognition of programmatic constraints and good faith effort to comply with the spirit of regulation. |
| Building Entry | Building facades more than 100' in length shall incorporate entrances no more than every 40' along the primary building frontage. <i>Section 2.5.A.3.C</i> | Distance between building entrances exceeds this limitation due to ground floor program requirements and security of building. A common building entry is considered ideal for security, program and design for both the RISHL and commercial tenants. Additionally, the building will be branded on the outside and individual tenants branded internally, with the possibility of more discreet tenant signs outside as well. | Waiver granted in recognition of other street frontage activation approaches that meet the spirit of the regulations. |
| Marquee Signage | Marquees are to be constructed over a building entrance and are limited to the width of the building entrances plus a maximum of 5 additional feet on either side of the entrance doors. <i>Section 2.5.A.5.D</i> | Building canopies/marquees exceed length limitation above. They are designed to provide cover over the sidewalk at the main entrance and, for secondary entrances, relate to the width of the storefront window bays. We think is most responsive to the unique urban context of street, private street and plaza. Additionally, it provides cover at both the building and retail entries. | Waiver granted in recognition of larger urban design benefits of the current solution. |

Waivers

Parking, Loading, Utilities, and Mechanical

| Type | Development Plan Reference | Developer Rationale for Waiver | Utile Recommendation |
|-------------------------------------|--|---|--|
| Loading Curb Cut Width | Clifford Street curb cut width exceeds maximum of 24'. Waiver by Commission required to modify this requirement. <i>Section 2.4.E.5</i> | We request a waiver to create a larger curb cut width to accommodate trucks turning from and onto the adjacent one-way street with street parking. The design team is pursuing strategies to minimize the curb cuts by eliminating some parking from Clifford Street (requested through city AHJ) and/or by incorporating mountable curbs. | Waiver no longer needed. |
| Surface Parking | Surface parking is permitted only as a special exception by vote of the Commission, and are only permitted along Secondary Streets. <i>Section 2.4.B.6</i> | There is a programmatic requirement for short-term surface parking, for RISHL only; the surface parking provided for dropping-off of biologic, forensic and chemical samples and poses a risk to public safety and security if users are required to park off-site. Parking area will be accessed from Clifford Street. Richmond & Clifford are both Primary Streets; the site has no access to secondary streets. Parking immediately adjacent to the building is required to facilitate delivery of lab samples to the RISHL. | Recommend granting special exception to allow a maximum of six (6) surface parking spaces to meet RISHL operational needs. |
| Exterior Loading Docks | Exterior loading docks are prohibited. <i>Section 2.5.E.3</i> | A loading dock is required to serve both RISHL and commercial lab tenants; we request a waiver for an exterior loading dock since it is not feasible to enclose fully at the ground floor. Roll down doors will be closed when the dock is not in use and we are proposing to screen the dock as much as possible from pedestrian view. | Recommend granting waiver based on site constraints and mitigation of overhead coiling door system and landscape screening to shield the loading from view. |
| Long-Term Bicycle Parking | Bicycle spaces to be a minimum of 2'x6' with a vertical clearance of 7'. <i>Section 2.4.D.2.A</i> | Bike storage has been incorporated within the Building in the plan updates, including stacked bike storage that takes advantage of the available interior volume. The upper storage racks are specified to include a spring-loaded mechanical assist for ease of storage. The storage has been co-located with the shower facilities and ease of access to the main lobby. | Waiver no longer needed. |
| Mechanical Equipment Louvers | Building-mounted mechanical louvers shall not be mounted on Primary Street facades. <i>Section 2.5.A.7.A</i> | Mechanical penthouse design necessitates mechanical louvers at the 8th floor façade facing Clifford Street, which is a primary street. Louvers are set back from the main building façade and will be minimized as much as possible. | Waiver granted in recognition of unique programmatic needs. |
| Mechanical Equipment | Ground and roof-mounted mechanical equipment shall be screened so as not to be visible to a pedestrian from within the right-of-way of a Primary Street abutting the property containing the building. <i>Section 2.5.A.7.E</i> | Will provide screening of all rooftop equipment. | Waiver no longer needed. |

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. 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.

Waivers and Special Exception:

These are justified by the location and configuration of the development parcel and the unique characteristics of lab buildings, including dimensional and loading/servicing requirements. Utile recommends that the Commission grant the remaining requested waiver and special exception:

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.

Other Waivers Already Granted:

1. Street Frontage (Table 2.3-1 and Figure 2.3-1) - allow less than 80% frontage along Clifford Street.
2. 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.
3. Fenestration (Section 2.5.A.2.B) - allow less than 70% transparency on ground floors facing Clifford Street.
4. Building Entry (Section 2.5.A.3.C) - allow more than 40 feet between entrances along the primary building frontage.
5. Marquee Signage (Section 2.5.A.5.D) - allow canopy/marquee to extend more than 5 feet beyond the width of the building entrances.
6. 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.

Thank You!

