

Parcel 42 (Hope Point Tower) Concept Plan Summary

Often referred to as the "Fane Tower"

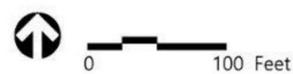
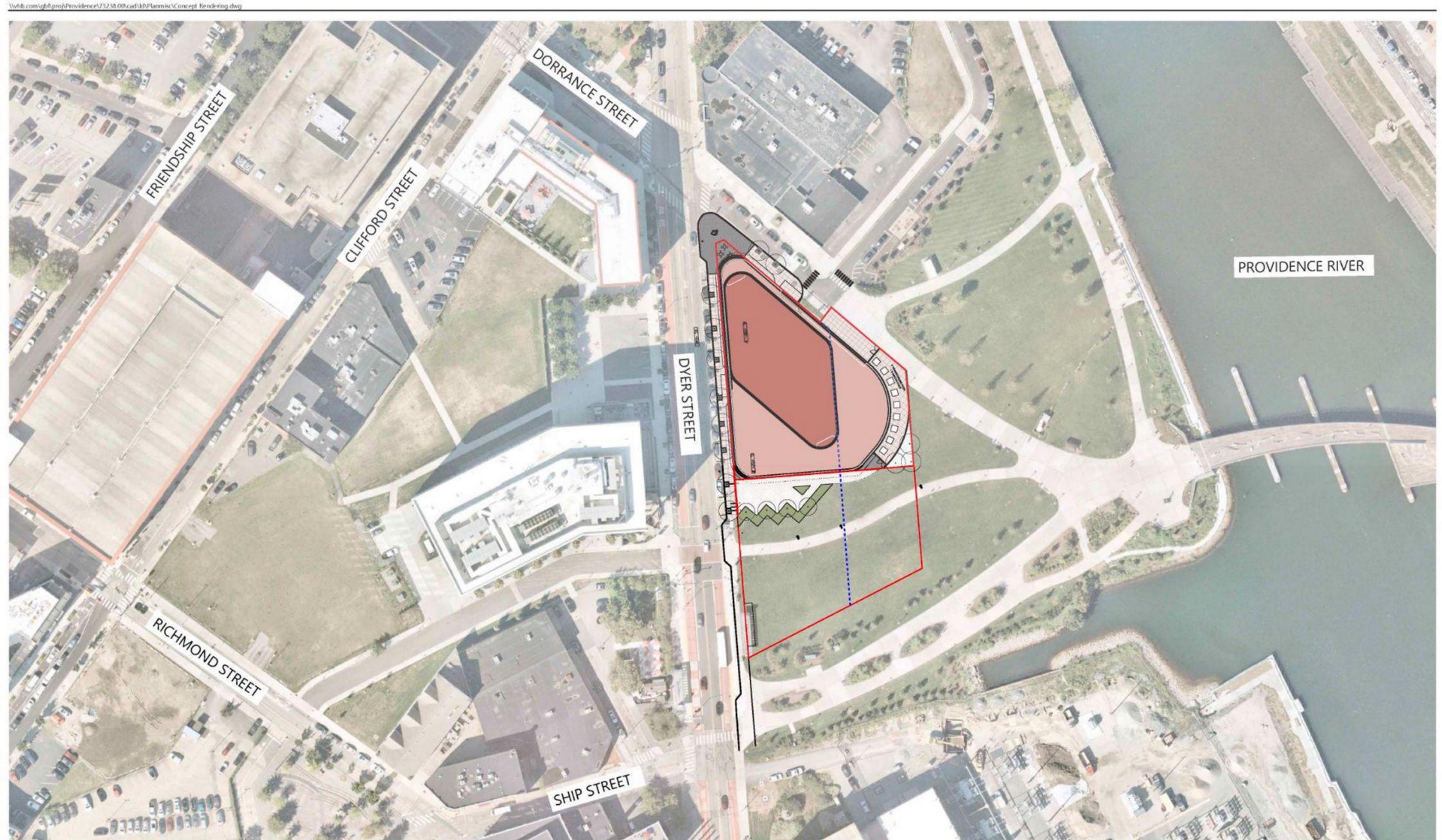
I-195 Redevelopment District Commission Meeting
January 18, 2023

Parcel Context



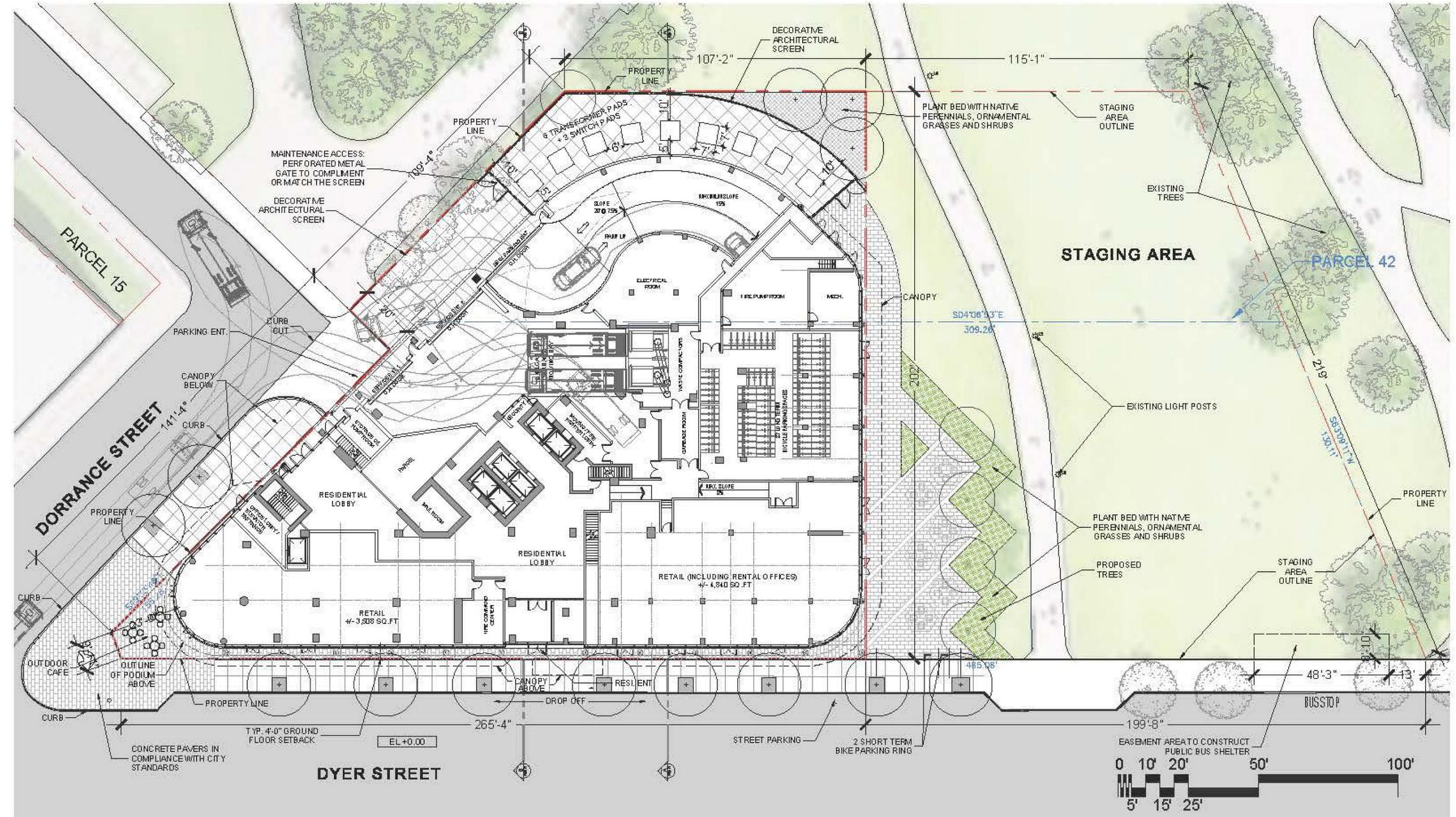
Site Context Plan

- The tower sits on a four-story podium. The three upper floors contain the parking garage for the residential program.
- Eight transformers define the eastern edge of the building and would be highly visible from the park.



Updated Ground Floor Plan

- Access to both the loading dock and parking garage is via a driveway that parallels the Dorrance Street park path.
- Eight transformers define the eastern edge of the building and would be highly visible from the park.



IBI THE FANE TOWER
250 Dyer St, Providence
Rhode Island

PODIUM GROUND FLOOR PLAN

ISSUED FOR REVIEW - 11 NOVEMBER 2022

Design Evolution

The height of the podium/base has been reduced from six to four stories and the architectural expression has been simplified.



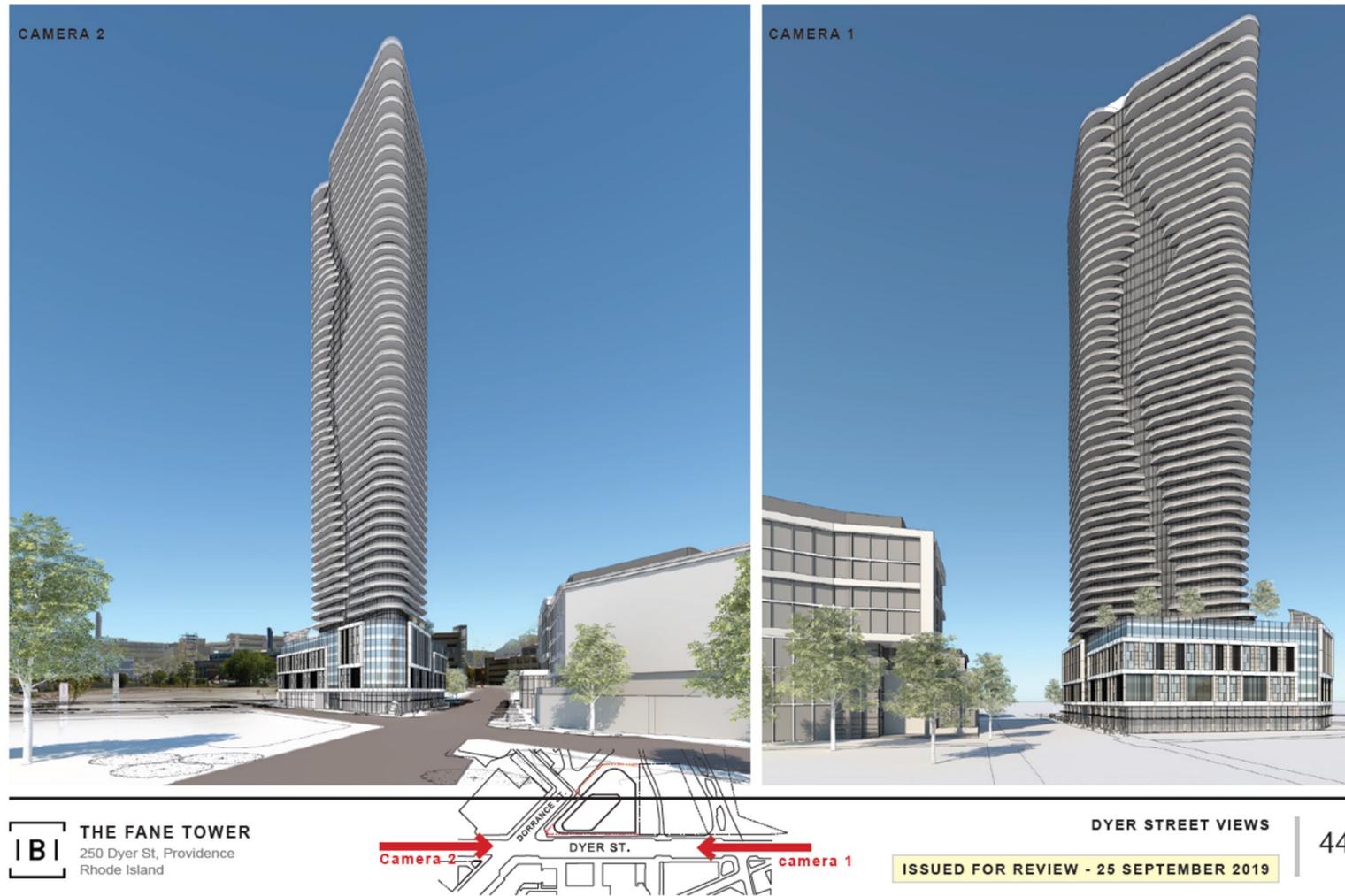
Original Version (Concept Plan as Approved in September of 2019)



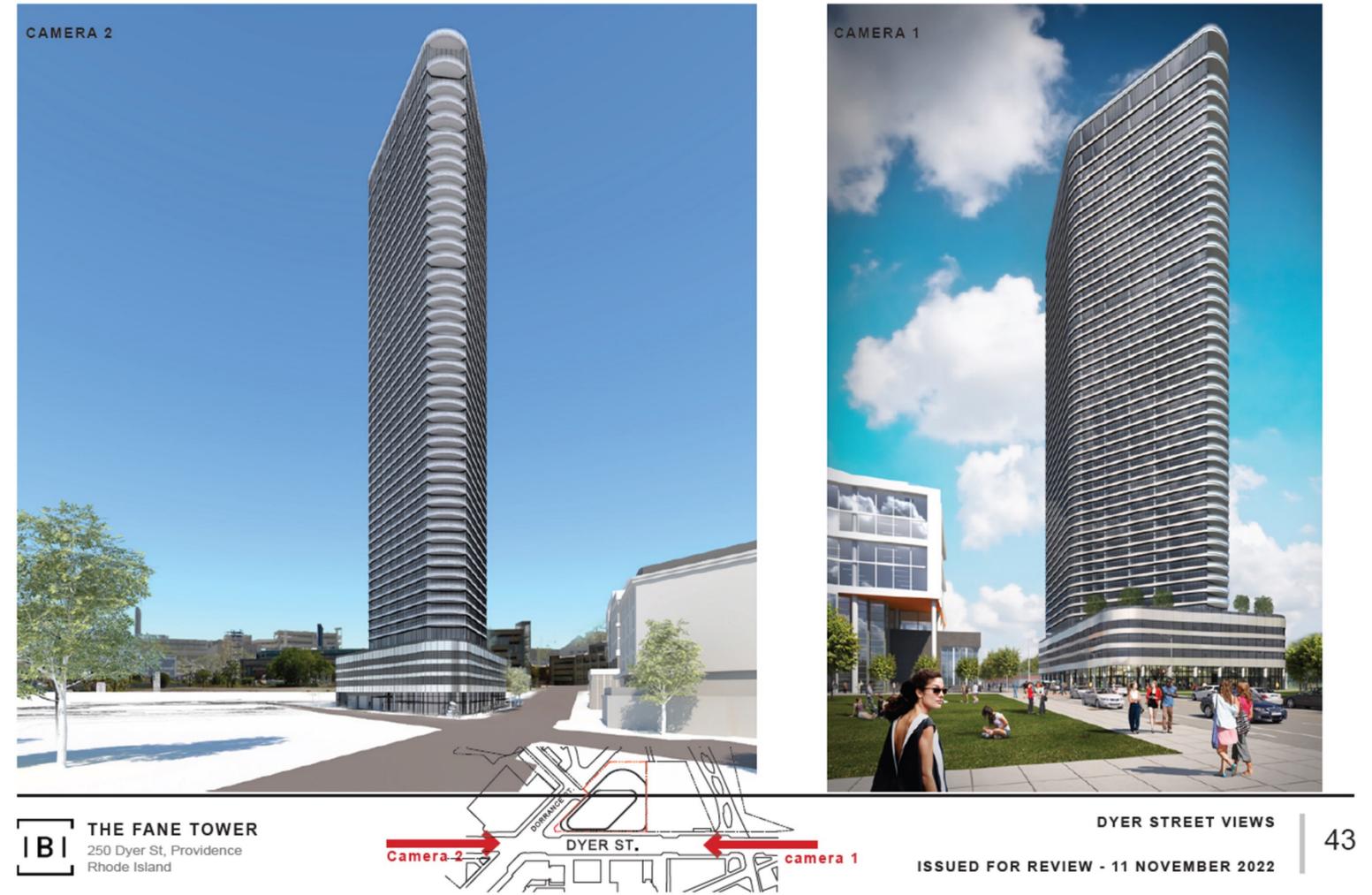
Revised Current Version (Concept Plan, as submitted November 2022)

Design Evolution

The sculptural balconies have been eliminated and the relative proportion of the tower and podium has been changed (with reduction of the podium from six stories to four stories)



Original Version (Concept Plan as Approved in September of 2019)



Revised Current Version (Concept Plan, as submitted November 2022)

Design Evolution

The sculptural balconies have been eliminated and the relative proportion of the tower and podium has been changed (with reduction of the podium from six stories to four stories)



Original Version (Concept Plan as Approved in September of 2019)



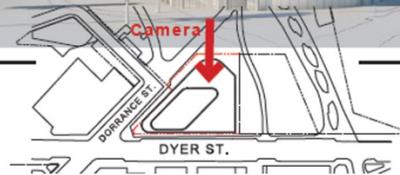
Revised Current Version (Concept Plan, as submitted November 2022)

Design Evolution

The sculptural balconies have been eliminated and the relative proportion of the tower and podium has been changed (with reduction of the podium from six stories to four stories)



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250 Dyer St, Providence
Rhode Island



VIEW FROM PARK TOWARDS WEST

ISSUED FOR REVIEW - 25 SEPTEMBER 2019

48

Original Version (Concept Plan as Approved in September of 2019)



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250 Dyer St, Providence
Rhode Island



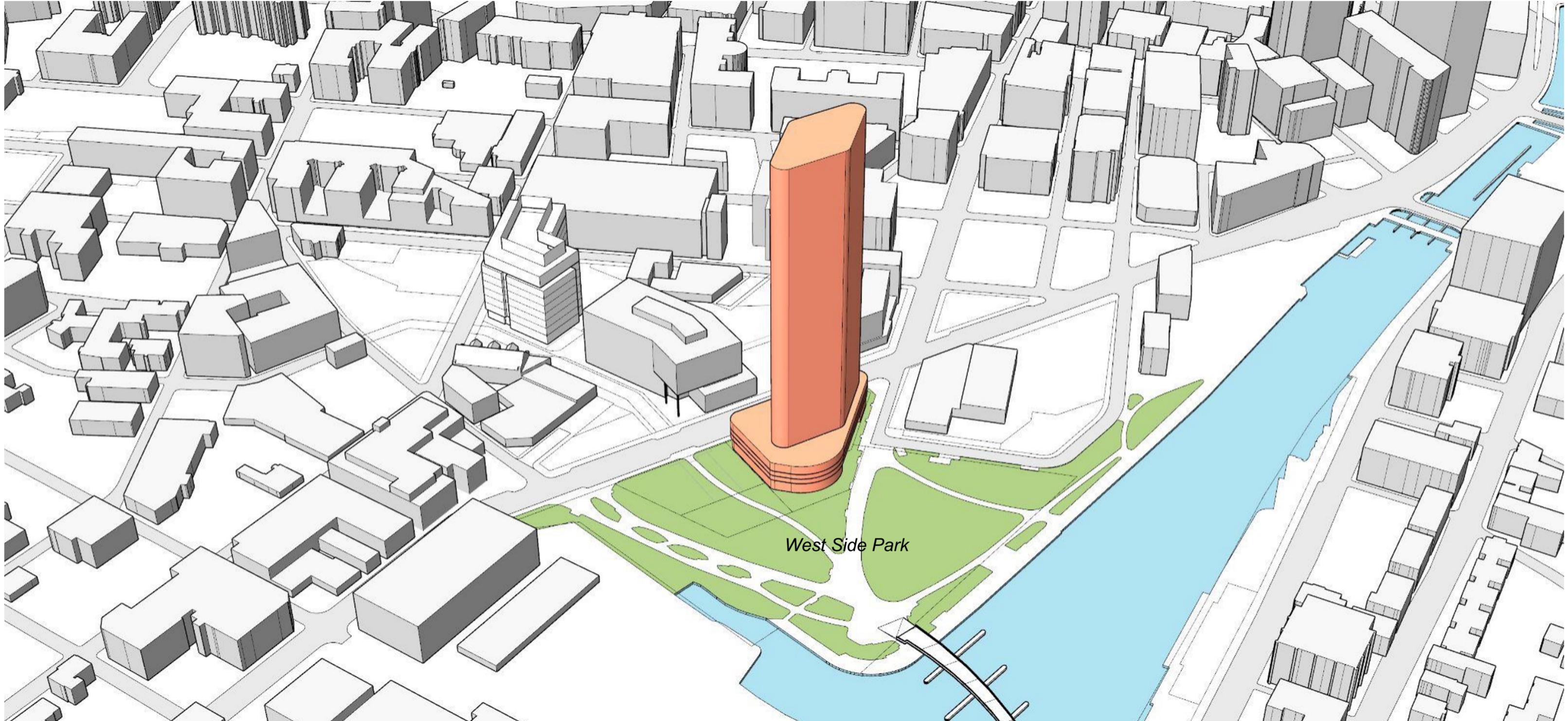
VIEW FROM PARK TOWARDS WEST

ISSUED FOR REVIEW - 11 NOVEMBER 2022

47

Revised Current Version (Concept Plan, as submitted November 2022)

Parcel 42 Tower Aerial View



Wind Rose: Jan 01 - March 31, 8am - 8pm

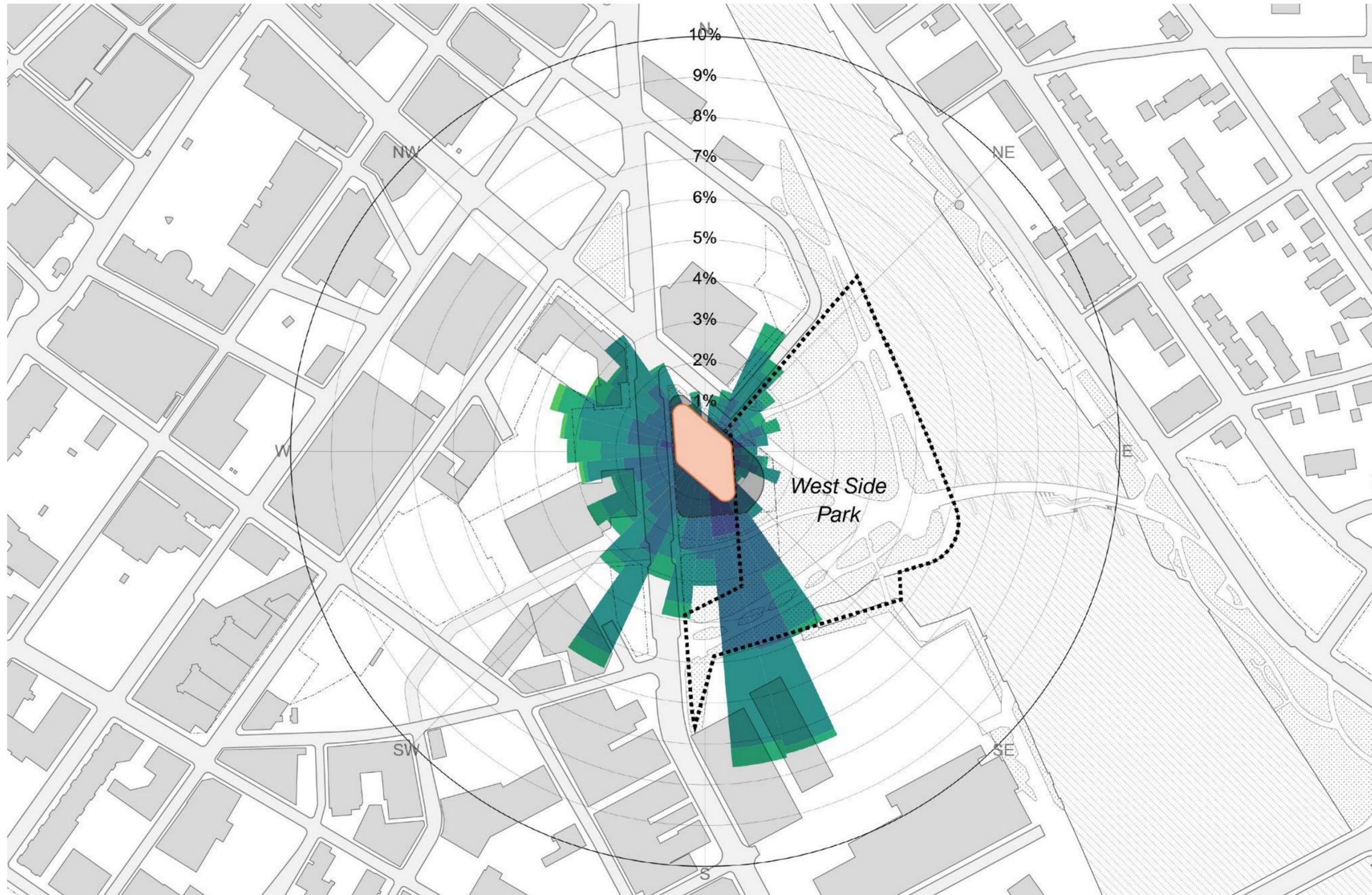


Preliminary Observations

- Prevailing winter winds are primarily from west to north-west orientations.
- Wind speeds are likely accelerated by the surrounding urban context.
- The Fane tower potentially impacts wind turbulence / downdrafts / eddys at the street level.
- There is potential down-wind impact on the West Side Park.
- A CFD study is recommended to fully understand wind impacts.



Wind Rose: April 01 - June 30, 8am - 8pm

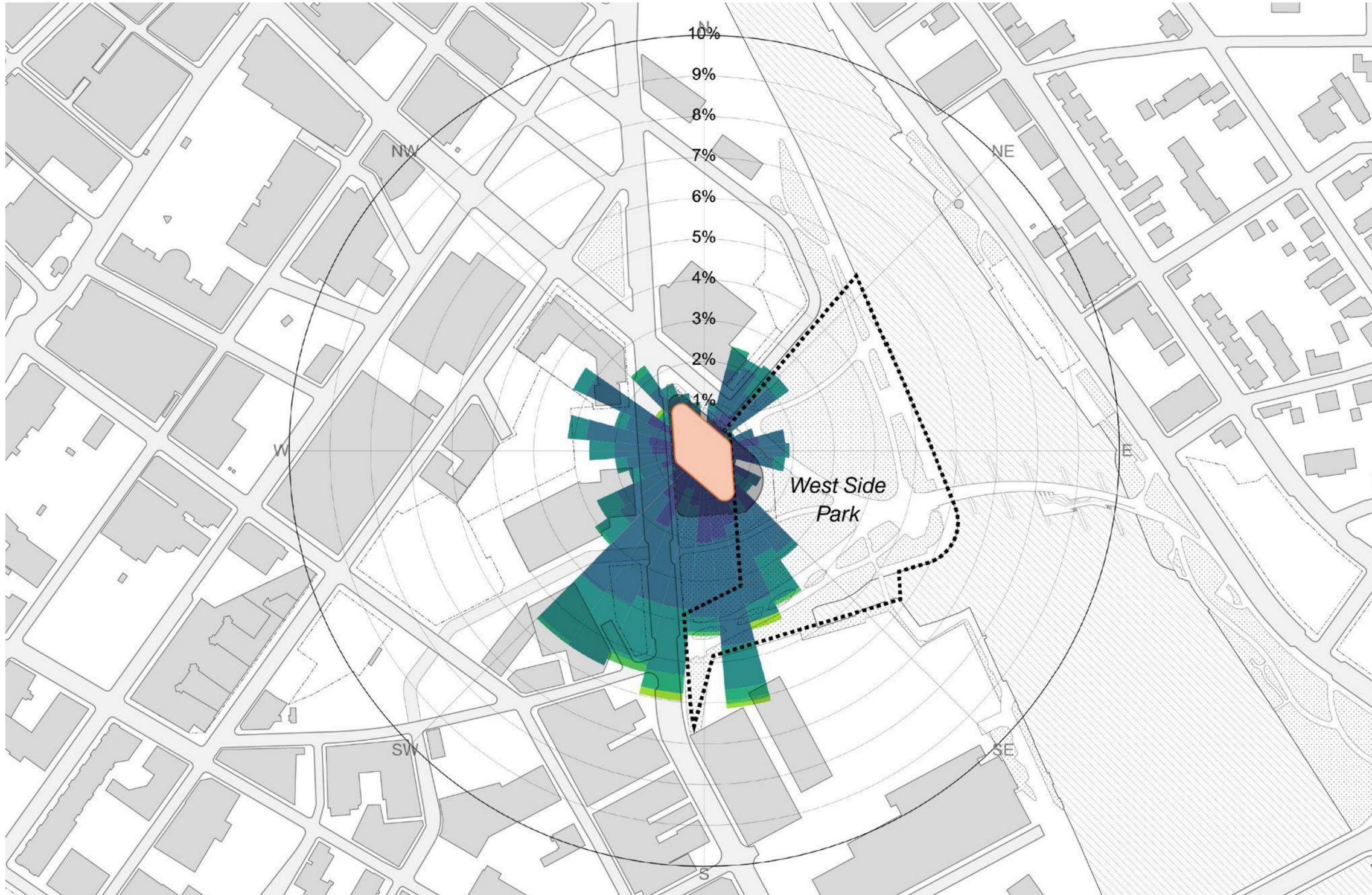


Preliminary Observations

- Prevailing spring winds are primarily from the south.
- Wind speeds are likely accelerated by the surrounding urban context.
- The Fane tower potentially impacts wind turbulence / downdrafts / eddys at the street level.
- There is potential impact on the southern edge of the West Side Park.
- A CFD study is recommended to fully understand wind impacts.



Wind Rose: July 01 - Sept 30, 8am - 8pm



Preliminary Observations

- Prevailing summer winds are primarily from south to south-west orientations.
- Wind speeds are likely accelerated by surrounding urban context.
- The Fane tower potentially impacts wind turbulence / downdrafts / eddys at the street level.
- There is potential impact on the south edge of the West Side Park.
- A CFD study is recommended to fully understand wind impacts.



Wind Rose: Oct 01 - Dec 31, 8am - 8pm



Preliminary Observations

- Prevailing fall and winter winds are primarily from northeast, northwest, and west orientations.
- Wind speeds are likely accelerated by the surrounding urban context.
- The Fane tower potentially impacts wind turbulence / downdrafts / eddys at the street level.
- There is potential down-wind impact on the West Side Park.
- A CFD study is recommended to fully understand wind impacts.



Summary

Concept Plan Design Review Comments, Waivers, and Amendments

Design Issues to Address in Revised Concept Plan:

1. Potential Wind Impacts

- a. Given the elimination of the majority balconies (which provided some “roughness” to disrupt wind patterns) and the reduction of the setback of the tower from podium to 5 feet along Dyer Street, there is an increased likelihood that the tower will accelerate wind speed with significant negative impacts on the park, especially during the winter months. This potential is compounded by the airfoil-like shape of the tower plan and the direction of the strongest prevailing winds, as determined in a wind rose analysis. A wind study by RWDI, Arup, or another nationally-recognized wind engineer should be performed to determine the extent of wind impacts and potential mitigation measures.

1. Unsatisfactory Podium Design

- a. The proposed design of the podium lacks the positive design qualities of the original proposal. It is simplistic and lacks interest at an intermediate scale.
- b. The original proposal’s scale and design language had a more successful relationship to the 225 Dyer building across the street and the larger urban context because of the rhythm of the facade elements and rich interplay of materials and colors.

1. Unsatisfactory Tower Design

- a. The removal of the sculptural balconies eliminates the tower's most distinguishing feature and results in an overly monolithic structure without the unique form and intermediate scalar interest of the original proposal. The original approval of the tower as a punctuation in the urban fabric was predicated on its signature form and promise that it would be a landmark on the skyline.

4. Unsatisfactory Site Plan & Park Activation

- a. Three garage doors with concentrated vehicular circulation and loading off Dorrance Street, the primary pedestrian gateway into the park, is both undesirable and unsafe, and is antithetical to the goal of establishing Dorrance Street as a gateway to the park from Downtown Providence.
- b. The originally approved Concept Plan had a single access door that served both the loading and parking functions. The Fane design team should return to that solution.
- c. The siting and screening of the building transformers results in an extensive inactive and unsightly facade facing the park. These transformers should either be sited out of view in a vault underground, or be screened with more sensitive materials and plantings to ensure a better interface with the park.

Waivers and Amendments:

Utile recommends that the Commission delay the approval of the requested waivers and text amendments to the Commission’s original Concept Design approval until the design issues are addressed. A full assessment of the requested waivers and amendments along with Utile’s comments can be found in the Appendix of the design review memo.

Waivers

Detailed Recommendations

Requested Waivers:

Utile recommends approval of some but not all of the waivers to *Section 606, Design Standards for New Construction, of the Providence Zoning Ordinance* requested by the Fane organization.

1. 606.A.2: Building height and massing shall relate to adjacent structures.
Recommendation: **do not grant the waiver**
Reason: the new design for the podium does not have the same contextual relationship to the existing urban context as the original proposal and the reduction of the setback of the tower from the podium from 10' to 5' may increase the negative wind impacts at sidewalk and park level (see the design review comments above).
1. 606.D.1: Building facades shall be built within a build-to-zone of between zero and eight feet from the street line. Such facades shall occupy this build-to-zone for at least 80% of each lot frontage of the property. These provisions may be waived to create courtyards, wider sidewalks, open space, and/or outdoor seating.
Recommendation: **grant the waiver**
3. 606.D.2: A building facade shall have a transition line. Transition lines shall be designed in proportion to the overall height and mass of the proposed building to create a distinction between upper and lower stories. Transition lines shall relate to existing adjoining buildings.
Recommendation: **do not grant the waiver**
Reason: the new design for the podium does not have the same visual interest and relationship to the existing urban context as the original proposal (see the design review comments above).
3. 606.E.3: Upper story facade shall provide areas of transparency equal to at least 35% of the wall area of the story.
Recommendation: **do not grant the waiver**
Reason: the new design for the podium does not have the compositional interest as the original Concept Design approved by the Commission.

Amendments

Detailed Recommendations

Requested Amendments:

Utile recommends that the Commission approve all of the Fane team's proposed amendments to the "Tower, Podium, Uses, Parking" categories of the Commission's Concept Plan Approval Resolution dated October 16 of 2019, but deny some of the proposed amendments to the "Exhibit A - Special Features" category of that resolution, as indicated below:

- Item 1e. Recommendation: **approve**
This proposed amendment relates to parking configuration description.
- Item 1f. Recommendation: **approve**
This proposed amendment relates to the podium roof description.
- Item 1g. Recommendation: **reject**
Reason: a 5 foot tower setback along Dyer Street is inadequate visually and may result in sidewalk level wind impacts.
- Item 1h. Recommendation: **reject**
Reason: the removal of the sculptural balconies eliminates the tower's most distinguishing feature and results in an overly monolithic structure with the intermediate scalar interest of the original proposal. The original approval of the tower was predicated on its signature form and promise that it would be a landmark on the skyline.
- Item 2a. Recommendation: **reject**
Reason: this is only necessary because of the removal of balconies, which Utile does not support.
- Items 2c, 2d, 2e, 2f, and 2g Recommendation: **reject**
Reason: the current design of the podium lacks positive design qualities of the original proposal. It is simplistic and lacks interest at an intermediate scale. As a result, it has the negative visual characteristics of a suburban office building, including unbroken horizontal openings and spandrel panels.
- Item 3a. Recommendation: **approve**
This proposed amendment relates to the composition and configuration of ground floor programs activating the public realm.
- Items 3b, 3c, 3f and 3g Recommendation: **no comment**
Reason: these requested amendments are not addressing design issues.

Thank You!

