

Parcel 2 Urbanica Proposal Overview & Context

I-195 Redevelopment District Commission Meeting
May 17, 2023

Original Proposal Refresher

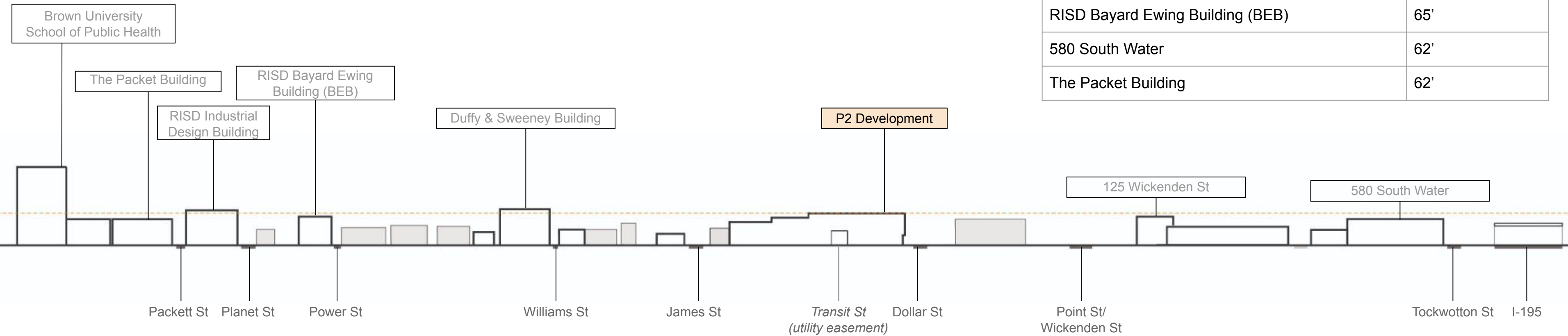
- The original proposal had a strong sculptural, horizontal expression that responded to the bold, sweeping curves of the Michael S. Van Leesten Memorial Bridge
- It stepped down and back along South Main and James Street to match the scale and respect viewsheds of the existing historic fabric.



Original Proposal Refresher

South Water Street Elevation

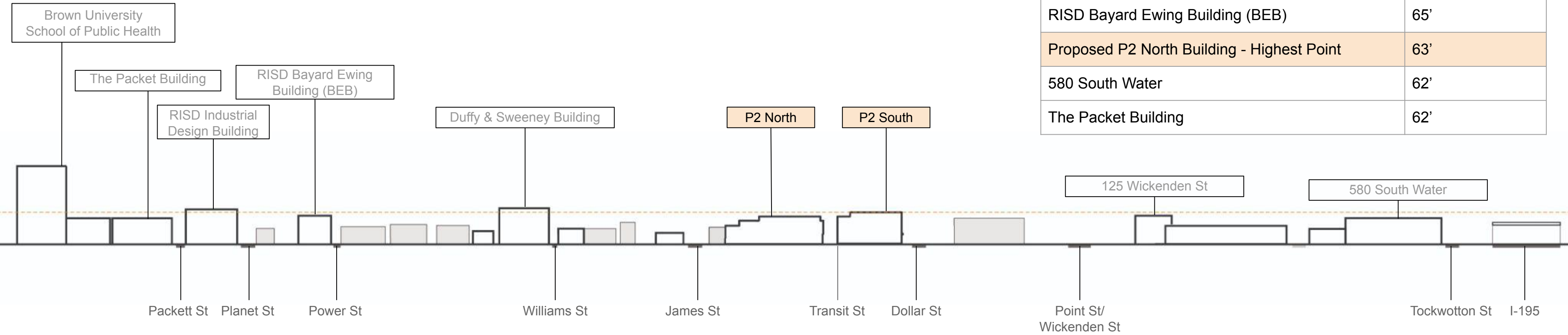
Building	Height (ft)
Brown University School of Public Health	178'
Duffy & Sweeney Building	78'
RISD Industrial Design Building	76'
Proposed P2 Building - Highest Point	70'-75'
125 Wickenden Street (part of Parcel 6)	65'
RISD Bayard Ewing Building (BEB)	65'
580 South Water	62'
The Packet Building	62'



* Terrain and surrounding buildings are generated based on measurements from Google Earth data. Proposed P2 building height is determined based on proposed project elevation from South Water Street's elevation as a zero line.

Revised Proposal

South Water Street Elevation



Building	Height (ft)
Brown University School of Public Health	178'
Duffy & Sweeney Building	78'
RISD Industrial Design Building	76'
Proposed P2 South Building - Highest Point	70'
125 Wickenden Street (part of Parcel 6)	65'
RISD Bayard Ewing Building (BEB)	65'
Proposed P2 North Building - Highest Point	63'
580 South Water	62'
The Packet Building	62'

* Terrain and surrounding buildings are generated based on measurements from Google Earth data. Proposed P2 building height is determined based on proposed project elevation from South Water Street's elevation as a zero line.

Revised Proposal Overview

- The revised proposal has a more contextual expression that emulates the rhythm, scale, color tones, and materiality of the existing built fabric between Main Street and Water Street
- It also has an even more dramatic step down and back along South Main and James Street to more closely match the scale and respect viewsheds of the existing historic fabric.



Transit Street Gateway

- Removing the horizontal bridge over the Transit Street gateway combined with the reduced overall scale and introduction of color variation creates a welcoming at-grade connection to South Main Street that invites movement towards the grand stair facing South Water Street, the Michael S. Van Leesten Memorial Bridge and the river.



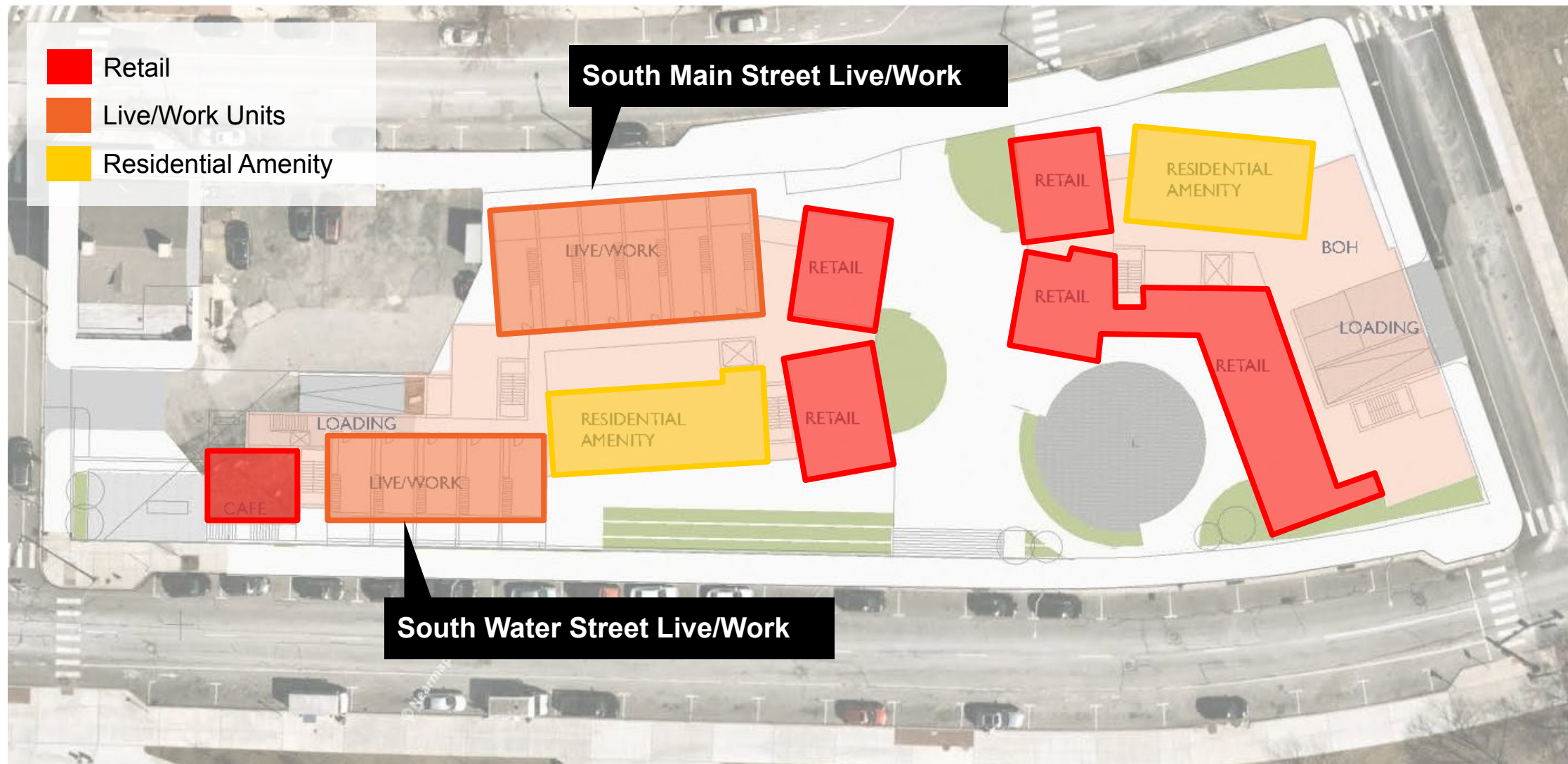
South Main Street at Transit Street Gateway



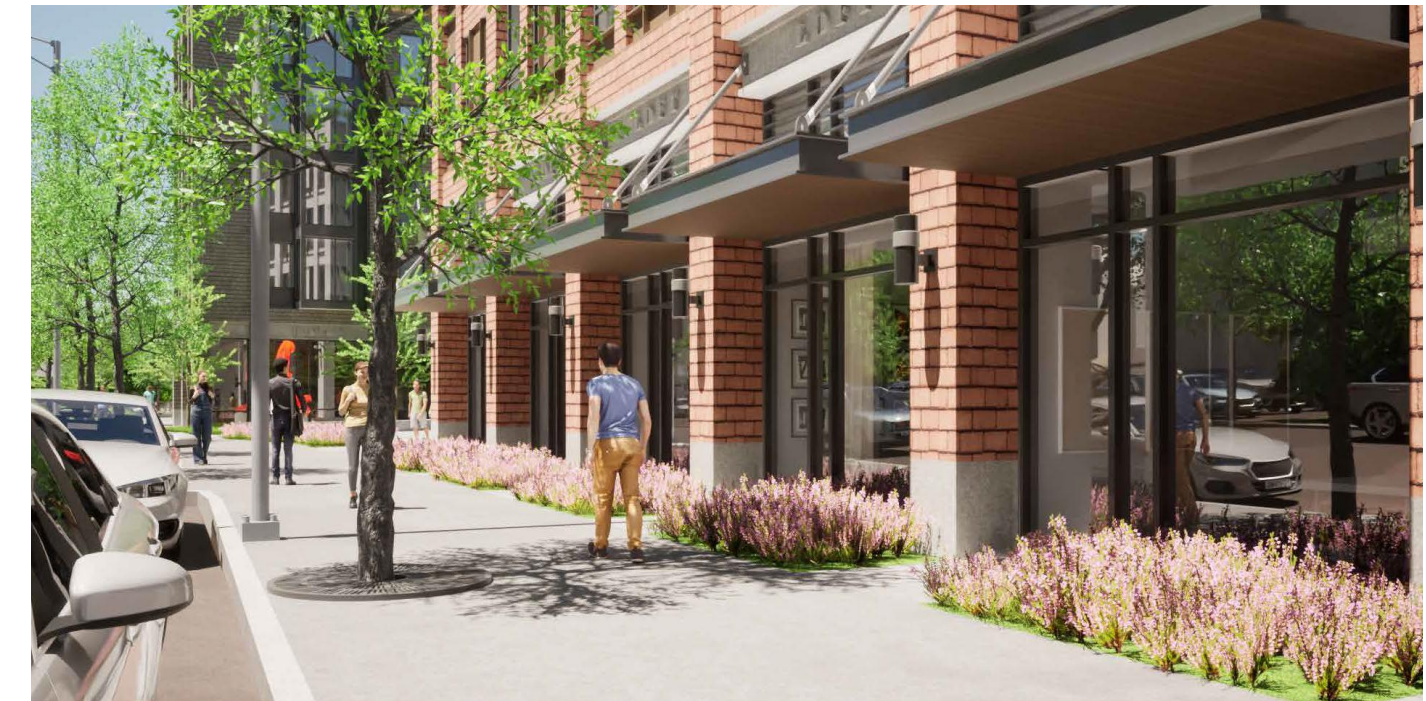
South Water Street at Transit Street Gateway

Ground Floor Activation

- The retail program is right-sized and well located to activate the plaza
- The expansion of the ground floor artists live/work units along South Main Street and South Water Street is an excellent, contextually responsive approach to activate the ground floor in areas where conventional retail would be less viable
- Residential amenity areas are also located to activate the ground floor in less optimal retail locations



South Main Street Live/Work



South Water Street Live/Work



Massing Strategy Breaks Down Scale on Main Street

- By responding to site constraints such as grade change, easements and sightlines, the resulting massing successfully breaks down the overall scale of the development
- The material and facade treatment combined with the dis-aggregated massing creates a variety of facings, urban conditions, and scales that successfully emulate and pay respect to the diverse conditions already found along South Main Street while still presenting a modern and distinctive design vision.



South Main & James Street Scale

- The stepped massing and set back from James Street is deferential to the scale and viewsheds of the blue historic building anchoring the corner of South Main Street and James Street
- The ground floor plaza at the corner of South Water and James Street creates a sheltered active retail area that picks up on the activity of Plant City while screening Plant City's back-of-house functions along James Street from view



James Street Treatment along South Main Street



James Street Treatment along South Water Street

Sensitive Multi-Modal Circulation Solutions

- The site plan and vehicular circulation responds masterfully to the complex grading and pedestrian desire-lines
- Underground parking and loading and service uses are tucked mid-block along James and Dollar Street with appropriate buffers to provide visual screening and protect active pedestrian uses from vehicle turning movements



James Street Protected Retail Plaza Shields Vehicular Service & Parking Entrance



Dollar Street Below-Grade Vehicular Service & Parking Entrance

Refinement of James Street Corner

- The spatial definition of the corner plaza at James Street and South Water Street should be strengthened in order to hold the corner with more strength and confidence. The current scheme is overly deferential to the rear facade of the historic building.
- The program should be further studied to determine if a cafe is the most effective program for this location or if another program would better activate the space.



Facade Material & Detailing

- The piers would benefit from a more unified resolution at the top of the building. This could, for example, be addressed through a unified cornice line.
- The strength of the underlying facade logic needs to be carried to the few remaining large unresolved or underdeveloped facades (e.g., the monolithic rear facade of the five-story mass facing the river should be broken down or articulated in some way).
- Detailing the corner joints of the shingle cladding at the piers will be challenging, given the large number of ins and outs in the facade. We look forward to working with Urbanica on this issue early in the next phases of design review.



Thank You!

