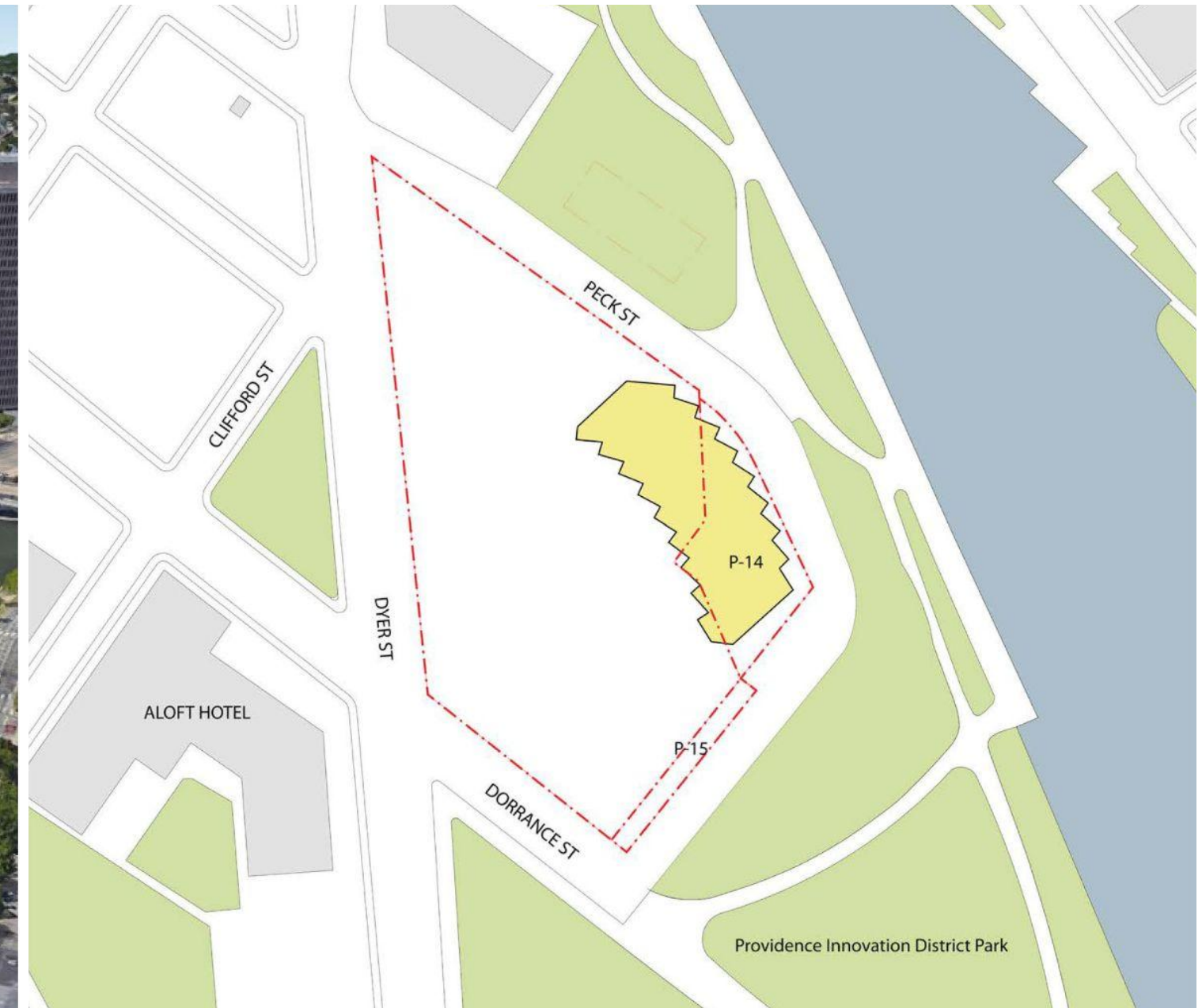


# Parcels 14 & 15 CV Properties Proposal Design Review Feedback

I-195 Redevelopment District Commission Meeting  
May 17, 2023

# Location, Parcels & Zoning

- This development combines the I-195 Parcels 14 & 15 with the Brown University Parcel at 200 Dyer Street to create a single cohesive vision at the block scale that will be subject to both the District Development Plan and City of Providence Zoning approval processes.
- The resulting proposal is not anticipated to require any relief from the Development Plan requirements or the City of Providence Zoning requirements.



# Master Plan Concept

This Master Plan concept unlocks greater development potential at the block scale than would be possible when the parcels are considered individually. This is very much in-line with the District mission.

## Program

### Phase 1

149 residential units (mix of studio to 3br)  
10% workforce housing units  
(100-120% of AMI)

189,300 GSF total\*

- 145,000 GSF Residential
- 8,000 GSF of Active Ground Floor (Retail/Amenity and Lobby)

56 on-site underground parking spaces

### Estimated Master Plan Total

512,000 GSF total

- 159,300 GSF Residential (Phase 1)
- 120,000 GSF Office
- 233,000 GSF Lab

Additional on-site underground parking spaces, to be shared by all tenants.



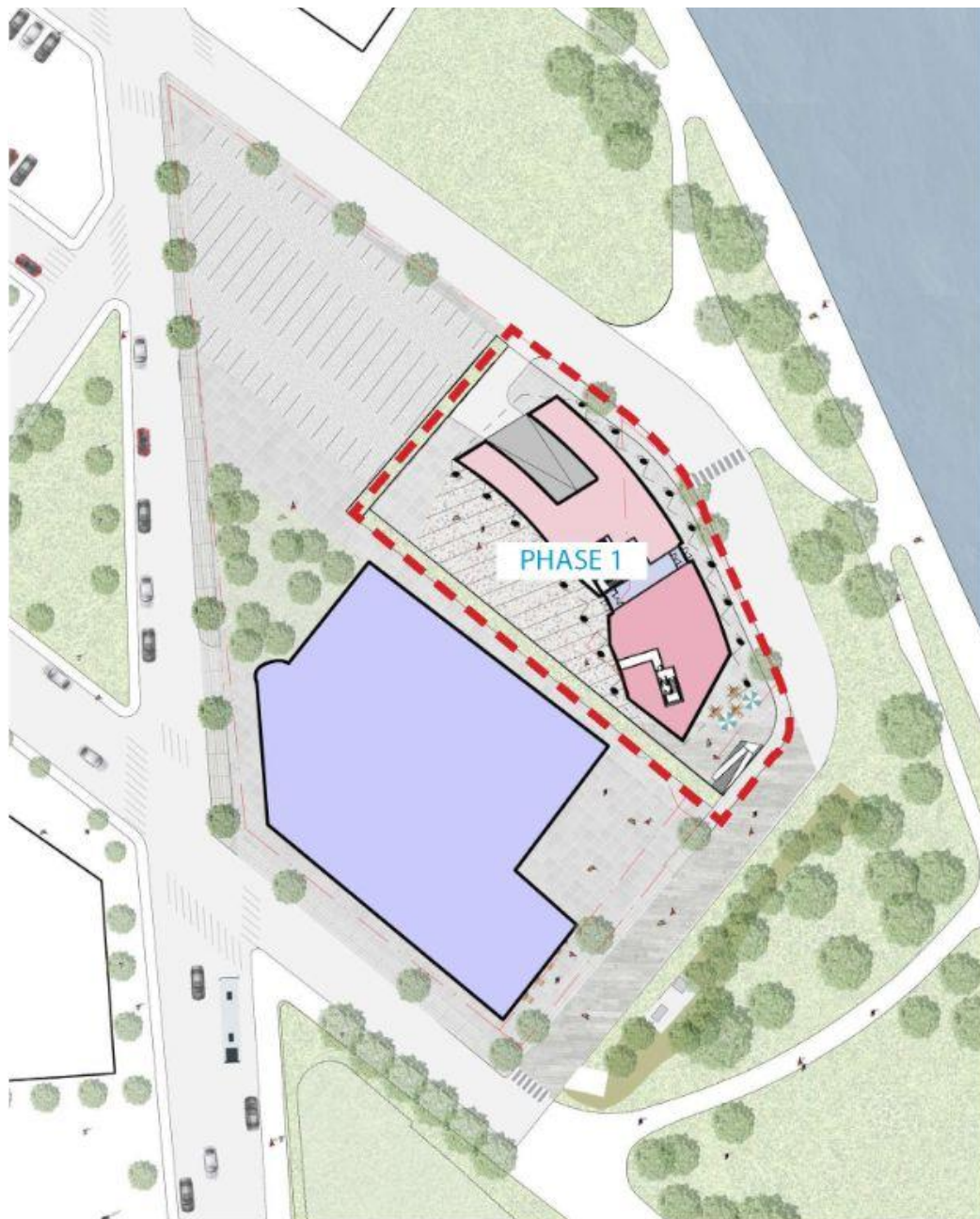
\* the remainder of the square footage is dedicated to other secondary program such as parking, circulation, service, back of house, and rooftop penthouse

# Master Plan Phasing

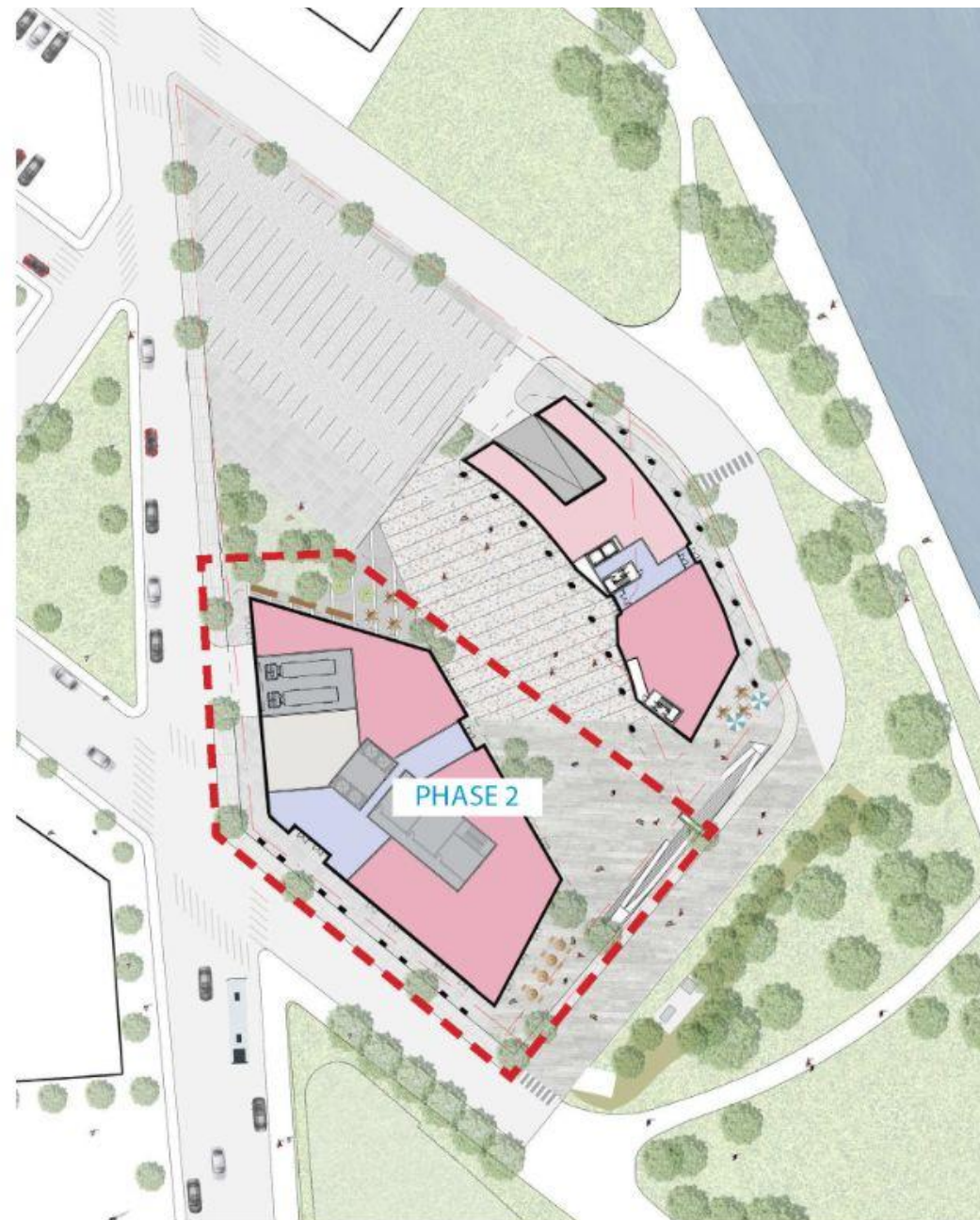
## Ground Floor

Because this is a phased development, the first phase of which is on District land, it will be critical to ensure that the interim condition at the completion of each phase creates logical public realm relationships and transitions at the ground level.

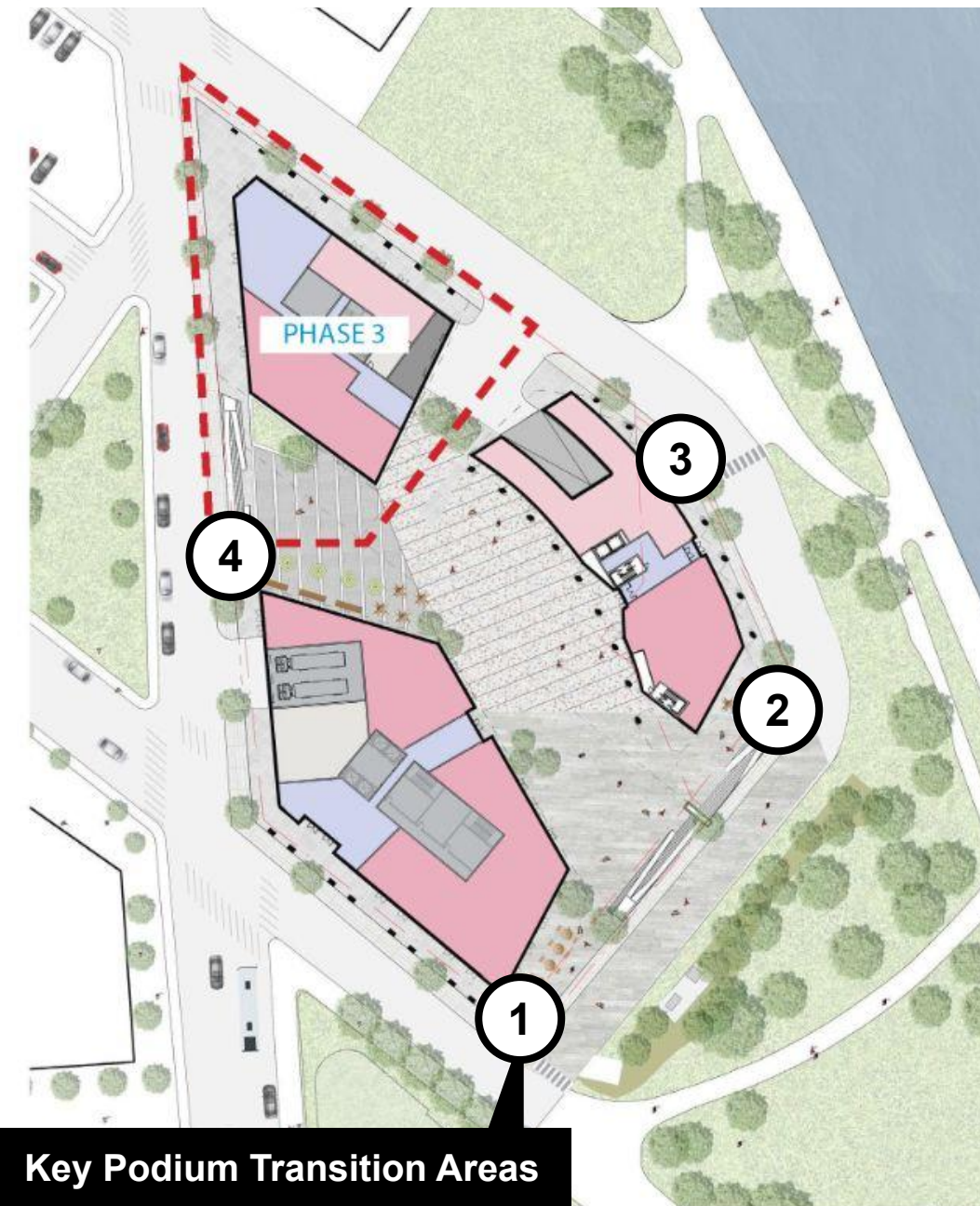
Phase 1



Phase 2



Phase 3



# Master Plan Phasing

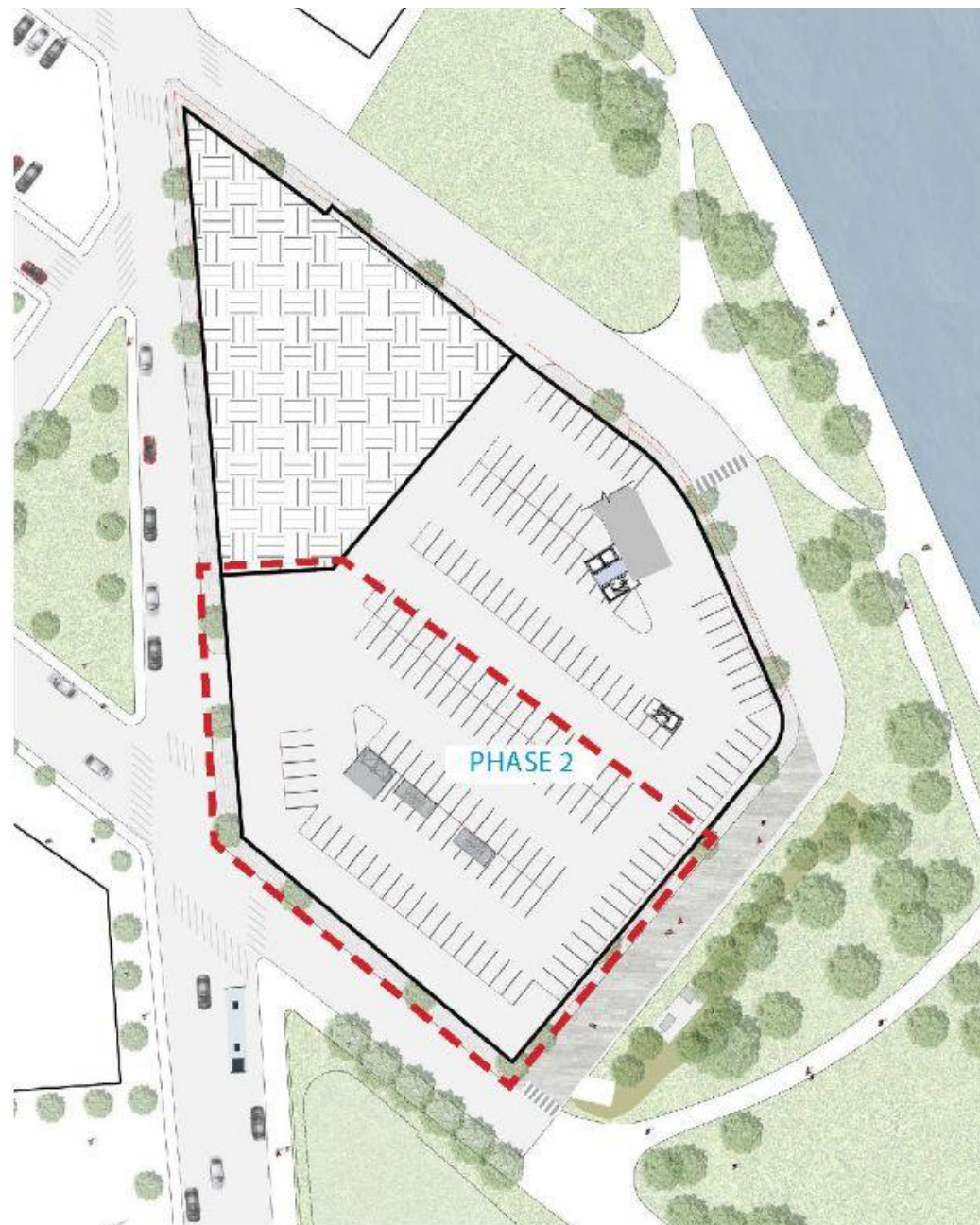
## Podium Grade Transitions & Below-Grade Parking

The layout and phasing of the below-grade parking has important implications for the public realm transitions - finessing the below-grade parking may enable more successful and gradual transitions from the sidewalk grade to the podium grade.

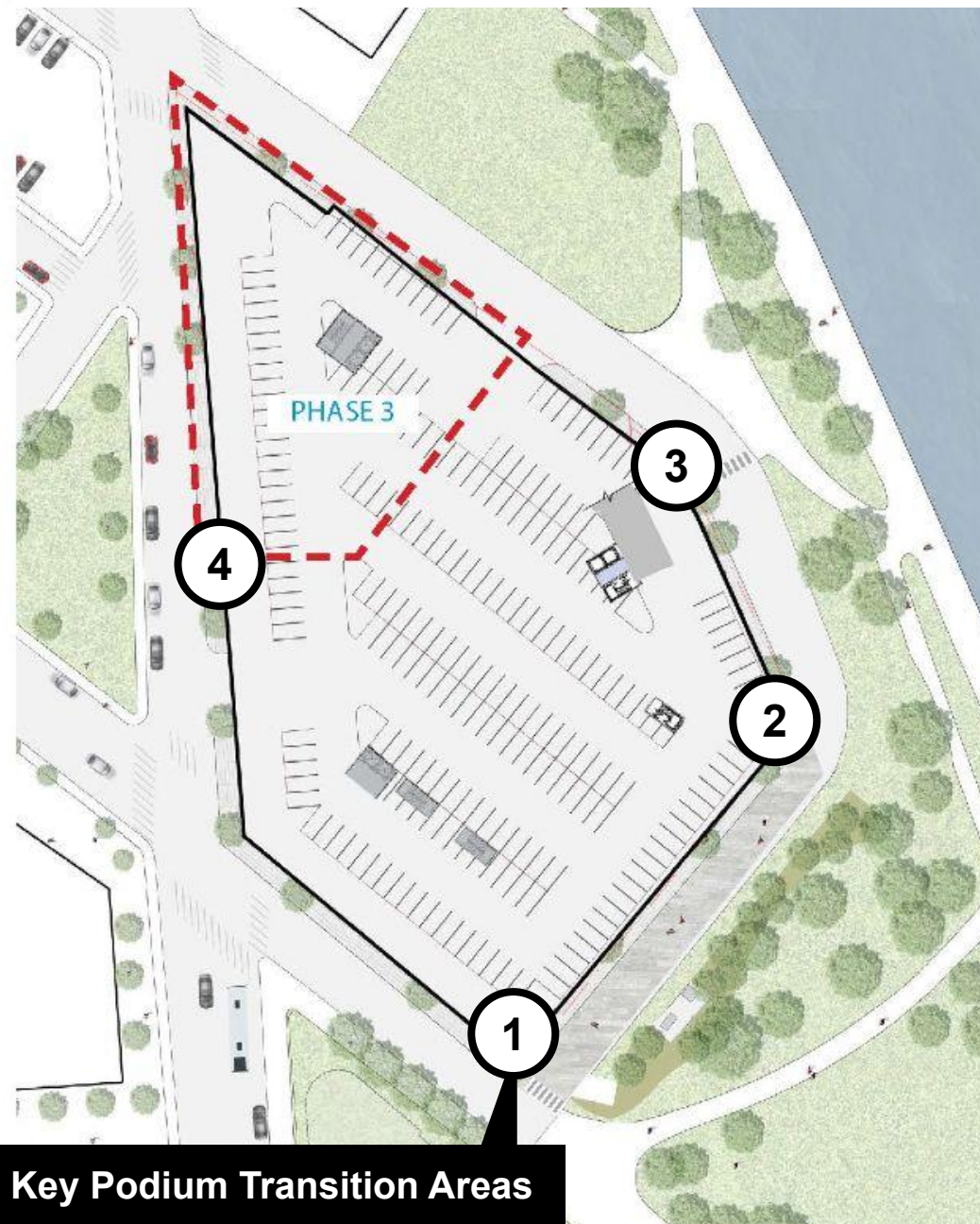
Phase 1



Phase 2



Phase 3



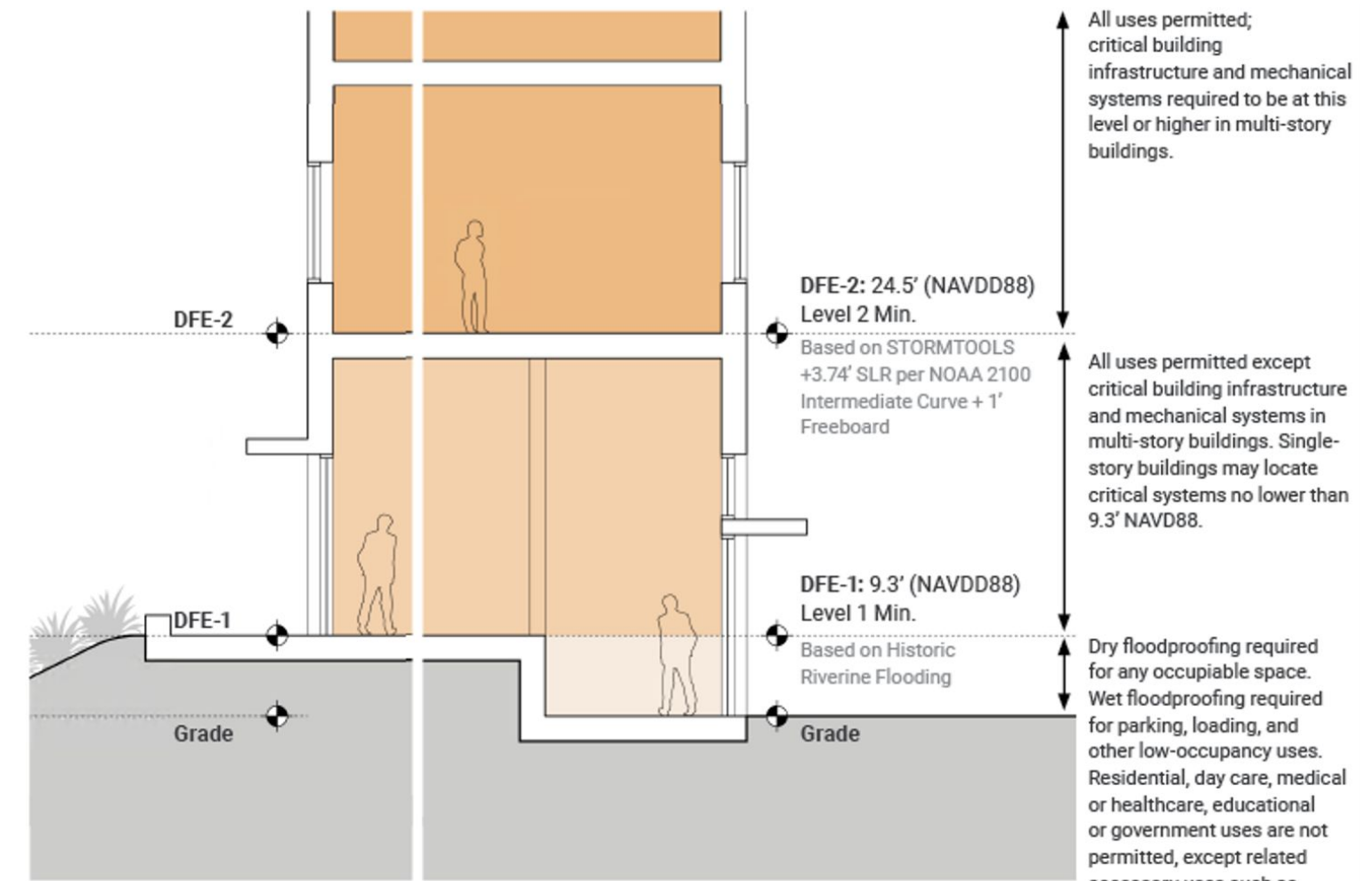
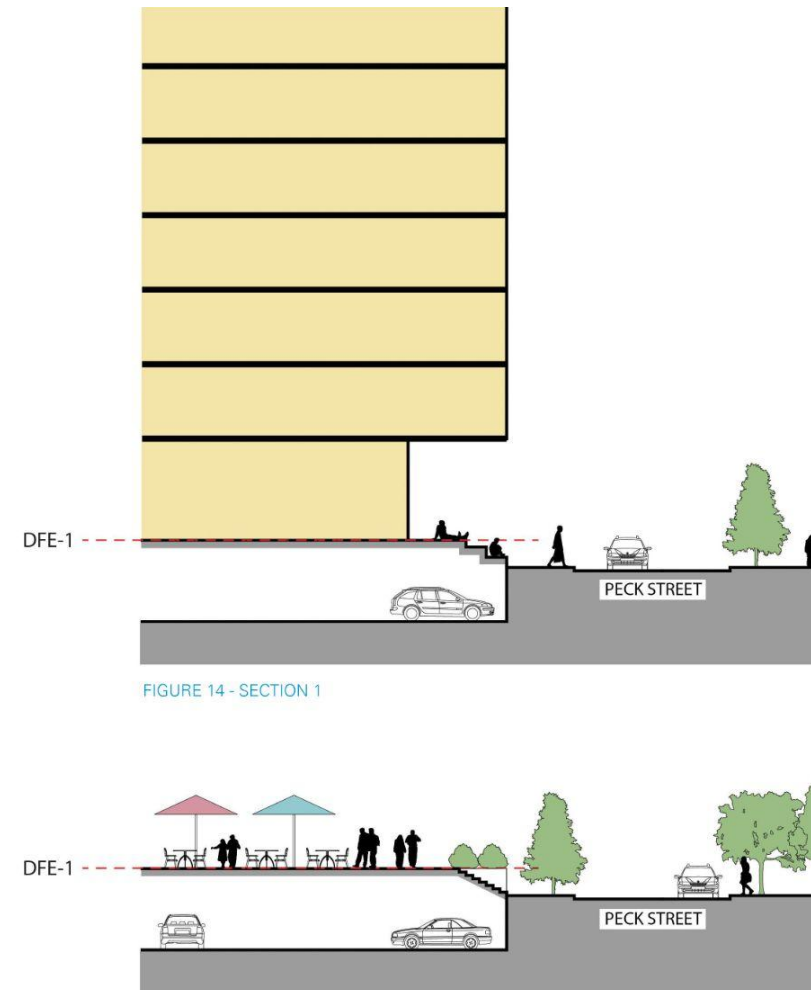
# Resilience & Podium Relationship

## Section Studies of Shared Podium Elevation Relationship to Public Realm on Peck Street

- The finish elevation of the podium is required to meet a 9.3' Design Flood Elevation (DFE-1) to protect the development from coastal flooding, which is part of what is driving this unified podium strategy.
- However, with some modifications to the underground parking it may be possible to create a more gradual transition with intermediate levels to create more continuity between the podium and sidewalk at key locations.



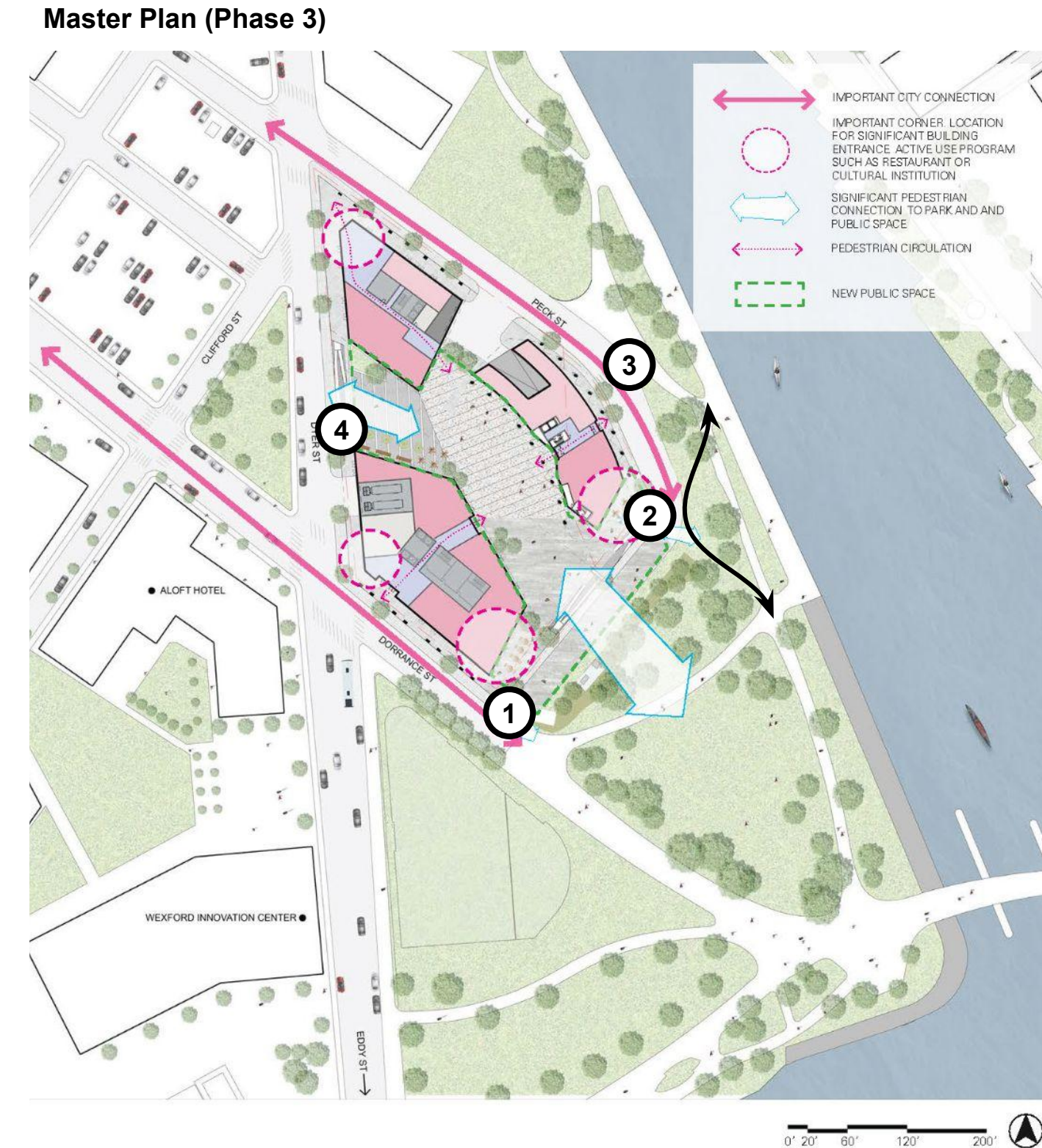
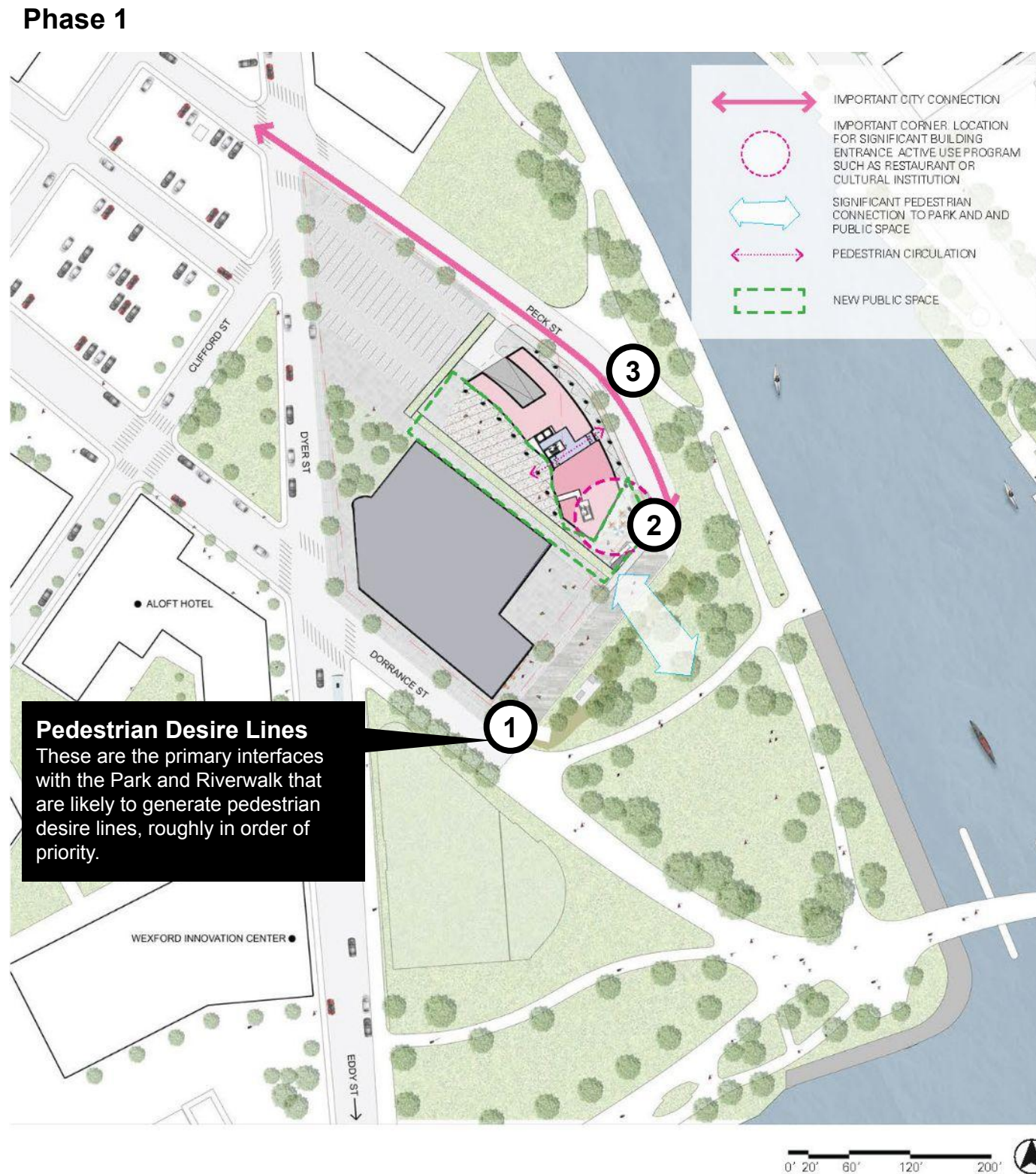
Parcel 14/15 Existing Grade is approximately 5.4' - 8.4'



# Podium Plaza & Park Relationship

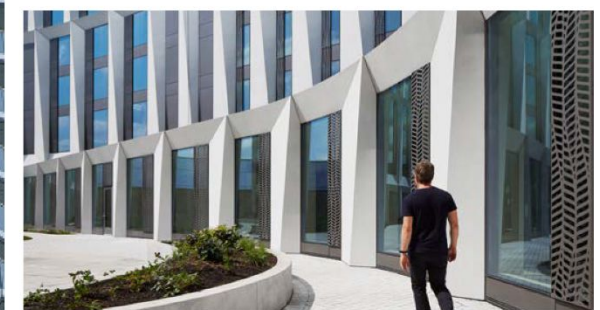
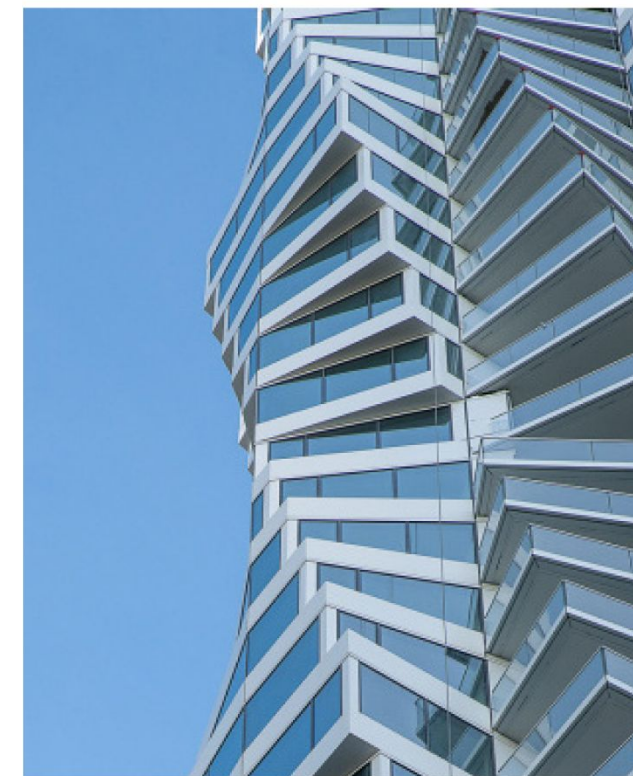
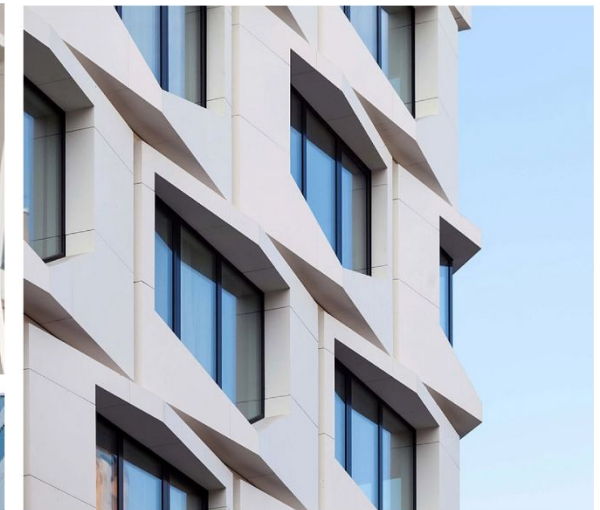
There are opportunities to further refine the relationship with Innovation District Park and the Riverwalk

- The function, design, and programmatic activation of the podium plaza must be balanced with the importance of the Dorrance Street frontage for continuity with Downtown, and with the importance of reinforcing the Park as the primary gathering place for the District.
- In addition to the programmatic activation, the design of the four key pedestrian entry points to the development must be given extra consideration to create a successful, mutually beneficial relationship with the park, riverwalk and public realm.
- The extent of the “Woonerf” shared street treatment of Peck Street should be studied further to confirm alignment with where the greatest pedestrian use will be concentrated.



# Building Scale, Massing & Materiality

- Scale is consistent with the Development Plan and RFP, which require a minimum of 3 stories and a maximum height of 130' (which translates roughly to 11 stories, which matches this proposal)
- Unified sculptural move to pull into the park is strong. The comparatively simple, unified materiality makes the sculptural massing move more effective.
- Differentiation of the top floor would help to provide a more varied and engaging facade from the river, and would help break down the otherwise relatively monolithic approach to the river-facing facade.
- Appreciate that a variety of architectural styles are shown for the Master Plan





**Thank You!**

