

July 13, 2023

Caroline Skuncik, Executive Director
I-195 Redevelopment District Commission
225 Dyer Street, Fourth Floor,
Providence, RI 02903

utile

RE: Park Pavilion Schematic Design Comments

Design Review Panel Contributors:

- Craig Barton, Design Review Panel
- Emily Vogler, Design Review Panel
- Jack Ryan, Design Review Panel
- Tim Love, Utile

District Staff Attendees:

- Caroline Skuncik
- Peter Erhartic
- Amber Ilcisko
- Jacob Nathan

Dear Caroline,

Utile, the I-195 Redevelopment District Design Review Panel, and District staff met on July 7, 2023 met to review ARO's concept design for the Park Pavilion without the architects present. Utile and the Design Review Panel are pleased with the direction of the design and think, with a few tweaks, the proposal will be ready for Commission approval at the next meeting.

Positive Attributes

These are the positive attributes of the proposal, that when considered together, warrant concept design approval:

1. The design review panel appreciates and supports the general siting of the pavilion between the Elbow Street and Ship Street paths just west of the intersection of these paths with the Dorrance Street path. This location creates a terminus to the view from the bridge and is highly visible from other entrances to the park, without disrupting important view corridors to the Downtown skyline and other landmarks.
2. The activity generated by the dining space on the east side of the pavilion will also help populate the large paved area where the paths converge.
3. The specific shape of the pavilion enclosure, defined by a rectangle with two opposing corners cut off, is responsive to specific sightlines and creates ample shaded spaces under the rectangular canopy trellis above.
4. The low profile of the building and the different effects of shade and shadow on each face make the building an appropriate backdrop to the park when viewed from all directions. This is partly achieved by recessing the mechanical equipment onto a lower roof over the kitchen and in the middle of the plan.
5. The palette of materials, which include weathered natural cedar siding (pre-weathered siding is strongly encouraged), pewter-colored window and door frames, and a natural aluminum grill canopy, work well together and complement

the green landscape and will serve as a handsome backdrop for the graphics and color that will be introduced by the two tenants.

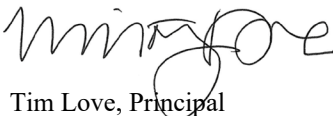
Recommended Conditions for Approval

The Design Review Panel recommends that the following issues be addressed during the development of the design and before final design approval:

1. There needs to be more clarity about grading around the pavilion and how it is resolved as it interacts with:
 - a. Building entrances and is coordinated with finish floor elevations.
 - b. Seat walls and other landscape features.
2. The design team should generate a detailed roof plan and cross-sections that identify all core-and-shell and potential tenant roof top equipment and other vertical penetrations, including plumbing vent pipes. The drawings should also show the location and height of screening solutions.
3. Given the visibility of the dining space from the bridge, plaza, and surrounding paths, it needs more architectural definition. The floor and ceiling of the dining area should acknowledge the indoor/outdoor continuity of the space, both because it is wrapped by full-height glass on three sides, but also because two sides of the room can be fully opened. Future drawings should show:
 - a. Floor material/patterns.
 - b. The ceiling, including sprinklers, lights, etc.
 - c. The interior elevation of the wall at the back of the space.
4. Thresholds between back-of-house areas and the dining area need to be better defined and resolved, including the door to the restrooms and the door to the kitchen. Ideally, doors should not face the dining room, in the same plane as the wall, but instead be located at right angles to the room in recessed vestibules.
5. The change in ground plane materials between the existing park paths and new materials introduced as part of the pavilion project are successful, both in terms of their curvilinear geometry and slight contrasts in color and texture. The change in material helps to distinguish between public seating and restaurant seating in subtle and equitable ways since the pavement change extends under the canopy of the pavilion. In future incarnations of the design, the curved boundary between the stabilized crushed granite and unit pavers under the canopy should include sleeves that can accept poles that support temporary low fences. This boundary will be required if the tenant of the dining space wants to serve alcohol.
6. Future incarnations of the project should include information about lighting sources and evening renderings that show the lighting effects. This is especially important under the canopy.
7. The design team should evaluate if some portion of the canopy can be made non-porous in order to shelter the exterior seating from precipitation.
8. The design team should provide drawings that show how the tenants for both the dining space and pass-through window will add signs, environmental graphics, and color that makes their businesses legible and identify their visual brands. The drawings should include renderings and sign guidelines.

Please do not hesitate to reach out if you have questions or would like additional information.

Regards,



Tim Love, Principal
Utile