

I-195 REDEVELOPMENT DISTRICT

Resolution Re: Concept Plan Approval
For Proposed Project On Parcel 2

July 19, 2023

WHEREAS: The District has entered into a Purchase and Sale Agreement (the “Agreement”) with Collage Development LLC (“Collage”) dated October 20, 2022, as amended, pursuant to which the District has agreed to sell to Collage District Parcel 2; and

WHEREAS: The Commission has received an application (the “Application”) from Collage in accordance with the requirements of the District’s Development Plan (the “Development Plan”) for Concept Plan Approval of a Concept Plan for a proposed project consisting of two buildings ranging from three (3) to six (6) stories to be built on Parcel 2 to include (a) approximately 171 residential units; (b) approximately 8,300 square feet of retail/commercial space; and (c) subsurface parking (the “Proposed Project”); and

WHEREAS: The Commission’s design review panel has reviewed the Application and made certain recommendations to Collage, many of which Collage has incorporated into the Concept Plan; and

WHEREAS: At its meetings on May 17, 2023 and this date, the Commission received presentations by Collage and by Utile Design (“Utile”), the Commission’s design consultant, with respect to the Concept Plan for the Proposed Project; and

WHEREAS: The Commission invited comments from the neighborhood representatives and the public with respect to the Concept Plan for the Proposed Project and a number were offered; and

WHEREAS: Utile has recommended that the Concept Plan be approved, subject to certain conditions set forth in Utile’s letter to the Commission dated July 13, 2023; and

WHEREAS: The Commission, having considered the presentations of Collage and Utile with respect to the Concept Plan, has determined that Concept Plan satisfies the requirements for Concept Plan Approval as set forth in the Development Plan.

NOW, THEREFORE, it is:

VOTED: That the Commission approves the Concept Plan as submitted and hereby issues Concept Plan Approval to Collage, subject to and contingent upon the conditions set forth in Utile’s letter of July 13, 2023, a copy of which is

attached hereto as Exhibit A. No rights to proceed with the Proposed Project shall be treated as vested under this Concept Plan Approval.

EXHIBIT A

July 13, 2023

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

utile

RE: Parcel 2 Concept Plan Approval Recommendation

Design Review Panel Contributors:

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

Dear Caroline,

Utile reviewed Urbanica's Concept Design two times. The first time was a session held on May 9, 2023 that included the Design Review Panel and neighborhood representatives. On July 7, 2023, Utile reviewed a few minor revisions made by the Urbanica team in response to the feedback they received after the May meeting, described in depth in our May 12 memo (attached as an appendix).

Based on the positive urban design qualities, the attention to detail, and ongoing responsiveness of the development team, Utile and the Design Review Panel unanimously agreed to recommend that the Commission approve the concept design with the conditions outlined below.

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. The Design Review Panel is not convinced that shingles are the right cladding material for all facades on a building like this one with a lot of ins and outs. The concern is that shingles need to be capped with a trim detail at corners to resolve the sloped surfaces of the shingle faces where they meet at 90 degree angles. While the development team recently provided photographs for a potential detail that may work both visually and technically, additional study is required.
2. Beyond the potential challenges posed by the shingles, the Design Review Panel also hopes to see adjustments to the composition of the facades so they are slightly simpler. We suspect that this will happen organically as the detailing issues and future cost/value decisions are made during design development.
3. The latest plans from the development team show a new plan concept for the open spaces in the proposal that haven't yet been incorporated in renderings nor reviewed in detail by the Design Review Panel. Additional study is required to determine the best size, configuration, and location of the accessible ramp and broad flight of stairs that connect South Water Street with the main plaza and pedestrian connection through the block. Also, the Design Review Panel needs

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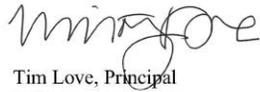
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to better understand how the curvilinear geometry of the surface treatment of the landscape intersects with the orthogonal geometry of the buildings.

4. Additional study is required for landscape treatment of the plaza on the north end of the project (at James Street). Issues to study include the height and detailing of the trellis, and the landscaping treatment at the north and east edges of the plaza. These edge treatments should screen the cars in the adjacent parking lot and loading dock of the building on the opposite side of James Street, while not creating so much of an enclosure that occupants of the plaza feel too disconnected from the life of the sidewalk and views across the river.

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

Regards,

A handwritten signature in black ink, appearing to read "Tim Love". The signature is fluid and cursive, with the first name "Tim" and last name "Love" clearly distinguishable.

Tim Love, Principal
Utile

utile

May 12, 2023

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

utile

RE: Parcel 2 Concept Plan Design Review Comments

Design Review Panel Contributors:

- Craig Barton, Design Review Panel
- Emily Vogler, Design Review Panel
- Jack Ryan, Design Review Panel
- Peter Van Erp, Neighborhood Association Design Representative, Downtown Neighborhood Association
- Leslie Myers, Neighborhood Association Design Representative, Fox Point Neighborhood Association
- Lorenzo Apicella, Neighborhood Association Design Representative, The Jewelry District Association
- Jon-Paul (JP) Couture, Neighborhood Association Design Representative, Mile of History Association
- Tim Love, Utile
- Zoë Mueller, Utile

Dear Caroline,

Utile and the I-195 Redevelopment District Design Review Panel met on May 9th of 2023 to review Urbanica's revised massing and design concept for Phase 2 of their proposed mixed-use development on Parcel 2. The designated neighborhood association design representatives were invited to join this meeting and all that were not able to attend the meeting were included in a follow-up meeting to discuss and refine the design review feedback included in this memo, which was circulated via email for feedback prior to posting. The comments below are meant to inform potential revisions to the design prior to Concept and Final Plan Approval.

The overall design vision of the project has evolved considerably since the proposal stage. The new design vision is equally strong as the initial vision and is even more responsive to the unique site conditions and context. The development team has shown uncommon versatility, commitment, and willingness to listen to and respond to local stakeholder feedback on the project's design direction.

The resulting project has many irregular angular conditions that are responsive to the various easements and site constraints similar to local historic development patterns. This is generally positive in that it creates varied, contextually-sensitive moments that read as a composition of smaller individual buildings rather than a single monolithic building. However, there are moments that verge on being overworked or too busy. As part of the Design Review process, the Design Review Panel hopes to see the design team reduce the overall number of design moves in order to achieve a slightly more intentional and subtle composition in plan and in the massing and facade detailing and fenestration. Our expectation is that much of this will naturally get worked out through the refinement of the internal program configuration and unit layouts.

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Site Plan & Public Realm

1. The complex site conditions have been handled well, and the more open-air treatment of the Transit Street gateway has great potential to capitalize on an existing intuitive pedestrian desire line and create varied experiences that are responsive to the unique lighting conditions throughout the day.
2. The extensive ground floor transparency is promising and well-placed to activate the public realm. However, it is critical that the programs identified for the residential amenity spaces provide sufficient activation. It will be important that those programs are further defined as the design progresses, especially for the program facing South Water Street.
3. The landscape strategy is promising but not fully resolved, which is to be expected at this stage of the project.
4. There are some accessibility details that need to be worked out as the public realm design advances. The primary curved accessible route to the plaza podium level would benefit from having some of the retaining wall carved away to improve its visibility and encourage intuitive navigation. The accessible route to the cafe space at the corner of James Street and South Water Street as well as the arcade that rises above it needs to be clarified.
5. The corner plaza at James Street and South Water Street should be further studied to determine if a cafe is the most effective program to activate the space.

Massing & Building Expression

1. The stepped massing response to the built fabric along James Street and the distinctive massing along Main and Water Street are effective.
2. The removal of the bridge over the Transit Street easement provides a clear view and allows the project to have a natural growth of scale from north to south.
3. The monumental quality of the ends of the building massing and facade treatment facing the internal plaza and James Street frontages is generally effective and the use of bay windows to punctuate these facades is promising.
4. 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.
5. The kink of the gray building volumes facing the courtyard and along South Main may be an example of where there is one move too many.

Facade Design

1. The multi-layered depth of facade and use of vertical piers works well.
2. 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).
3. 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.
4. The asymmetrical bays and wood-paneled fenestration is engaging and promising, but the pattern of fenestration could be deployed in a more intentional way as the unit floor plans are developed.
5. The bay window approach is most effective when the bay stops shy of the top floor allowing for a stronger, more unified approach to the top of the building.
6. The James Street facades would benefit from a slightly simpler and more unified approach.

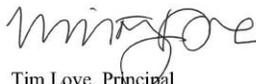
utile

Materiality

1. The hand-wrought texture introduced by the terracotta shingling system combined with wood and metal framing of the fenestration creates a depth and historically-conscious tactile quality that is responsive to the unique context of this parcel.
2. The use of two different colors of terracotta shingles is effective at breaking down the overall mass and creating distinctive atmospheres. It would be helpful to see an exploration of the degree to which this objective could be achieved with a more subtle shift in the texture via exposure and coursing instead of color.
3. It will be important to address the detailing of a shingle system early to resolve difficult transitions such as corners and how the shingled condition is mediated to meet the ground plane. This is particularly important because the multi-layer pier approach to the facade combined with the kinks in plan create many fine-grained corner conditions to resolve.
4. A close study of the final material color choices, including studying the performance of those colors at a distance in relationship to the context, will be an important step as the project advances through design development to construction drawings.

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

Regards,



Tim Love, Principal
Utile
115 Kingston Street
Boston, MA 02111

utile