

August 11, 2023

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

utile

RE: Park Pavilion 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 has reviewed Architecture Research Office's (ARO's) concept design for the 195 District Park Pavilion at two junctures:

1. July 7, 2023: Utile met with the Design Review Panel and District staff to review ARO's Concept Plan for the Park Pavilion. Feedback from this review was documented in the Park Pavilion Schematic Design Comments memo dated July 10, 2023 (attached as an appendix).
2. August 9, 2023: Utile reviewed the revised design, presentation, and memo prepared by ARO.

Additionally, Utile reviewed the proposed location for the pavilion in August 2022 and concurred with the proposed siting for the reasons outlined in the Park Pavilion Location Design Comments memo dated September 8, 2022 (available on 195 District website).

Based on the positive attributes of the proposal listed in the July 10th memo, and ARO's response to the feedback in that memo and from the community, Utile and the Design Review Panel unanimously agreed to recommend that the Commission approve the Concept Plan 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:

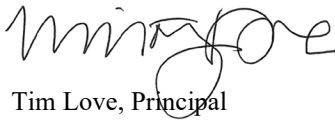
1. There needs to be more clarity about grading around the pavilion and how it is resolved as it interacts with:
 - a. Building entrances and is coordinated with finish floor elevations.
 - b. Seat walls and other landscape features.
2. The design team should generate a detailed roof plan and cross-sections 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