



December 15, 2023

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

RE: Parcel 34 Concept Plan Design Review Panel Recommendation

Design Review Panel Contributors:

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

Dear Caroline,

Utile and the I-195 Redevelopment District Design Review Panel convened on November 27, 2023 to review and discuss the architectural drawings and building program information provided by Pebb Capital for their proposed mixed-use development on a portion of Parcel 34 and abutting parcels.

Because a portion of the project is on District land, that portion is subject to the District's Development Plan and design review process. The City has jurisdiction for the remainder of the project and the City's Downtown Design Review Committee (DDRC) has granted the project Concept Plan Approval.

Based on the benefits to the District of developing this portion of Parcel 34 and the abutting property, Utile and the Design Review Panel 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. DDRC Final Plan Approval: The project should secure Final Plan Approval from the DDRC.
2. Impacts of Zero Lot Line Development: Clarify the zero-lot-line facade design intent on the southwest facade facing the remainder of District Parcel 34. Zero lot line buildings are permitted, but openings on zero lot line facades facing the District parcel are not permitted. Currently, openings are not

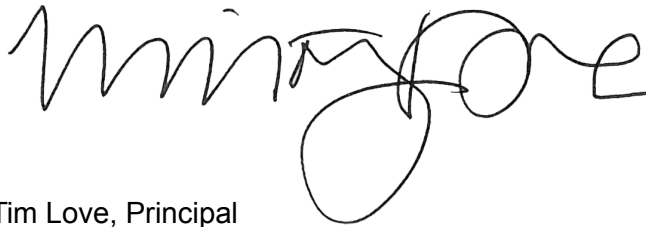
utile

depicted on the facade abutting District Parcel 34 in the provided plans, but they are shown in the render titled "South West Facade from Bassett Street".

3. Retaining Wall Treatment: Clarify the treatment of the retaining wall next to the below-grade parking garage entrance. Specifically, clarify if any railing, fencing, or additional screening treatment will be used above that wall and provide examples of the envisioned treatment.
4. Building Facade Color Palette: Study neighborhood brick colors and provide diagrams to illustrate the urban design logic around the proposed color palette of the building facades. The proposed beige and warm gray color palette gives the building an institutional rather than a residential character.

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 a large loop at the end.

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