



December 1, 2023

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

**RE: Pavilion Final 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
- Kevin Chong, Utile

Dear Caroline,

Utile, the I-195 Redevelopment District's Urban Design and Planning consultant, recommends that the Commission grant Final Plan Approval for the Architecture Research Office's (ARO's) proposal for the 195 District Park Pavilion, with the conditions outlined below. The ARO team has addressed all the major comments from prior memos and has acknowledged and committed to addressing the remaining design review concerns, which can be resolved before the construction documents are issued and reviewed by the District staff and Utile.

*Summary of the Design Review Process*

Utile and the I-195 Redevelopment District Design Review Panel met on November 27, 2023 to review the Final Plan Application materials provided by ARO for the proposed Park Pavilion. The same group previously met on July 7, 2023 to review the Concept Plan Application materials. The consolidated feedback of the Panel was provided to the developer as a memo on July 10, 2023. Additionally, Utile reviewed the revised design, presentation, and memo prepared by ARO on August 9, 2023.

*Conditions for Final Plan Approval*

1. The Design Review Panel supports the landscape plan, including the location and configuration of planting areas, ground plane materials, and seating. The design team should integrate the proposed placement of trees, as part of the pavilion project, within a larger concept for the placement of trees in the park in areas near the pavilion. One specific recommendation is to add additional

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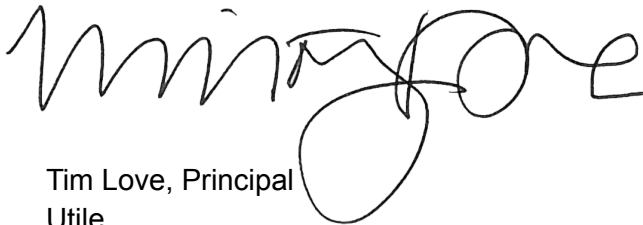
trees on the north side of the Elbow Street path so that the single tree located within the seating area, and planted directly in the stone dust, is part of a larger loosely-organized group of trees.

- a. The same rationale should be applied to the trees on the west side of the pavilion, near the entrance to the restrooms, as well.
2. The Design Review Panel supports the design intent of using stone dust in targeted areas around the pavilion because it softens the ground plane in an area that is dominated by concrete paving. Despite these aesthetic and tactile benefits, there are some operational issues that should be considered:
- a. The proposed moveable planters, used to separate areas where alcohol is served, will disturb the stone dust when relocated.
  - b. Likewise the moveable exterior tables and chairs proposed for the restaurant and public seating areas will have an impact on the stability of the stone dust.

Given these concerns, ARO and District should explore alternatives to stone dust.

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', with a large, stylized flourish at the end.

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