

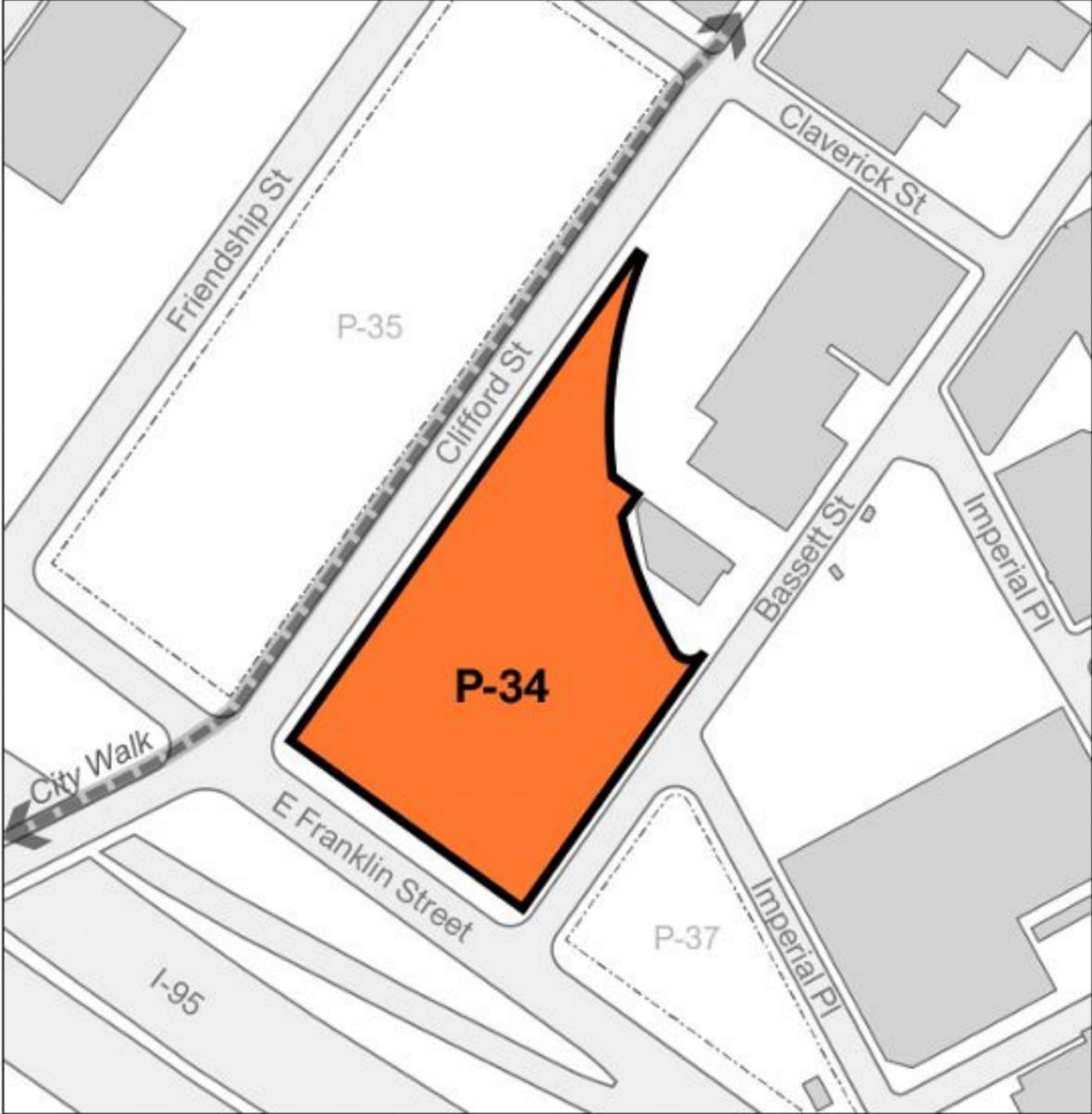
Parcel 34 Pebb Capital Concept Plan Review

I-195 Redevelopment District Commission Meeting
December 20, 2023

Background

- This project takes place on a portion of the Parcel 34 land and includes a land swap as shown on the following slides
- The DDRC has granted concept plan approval

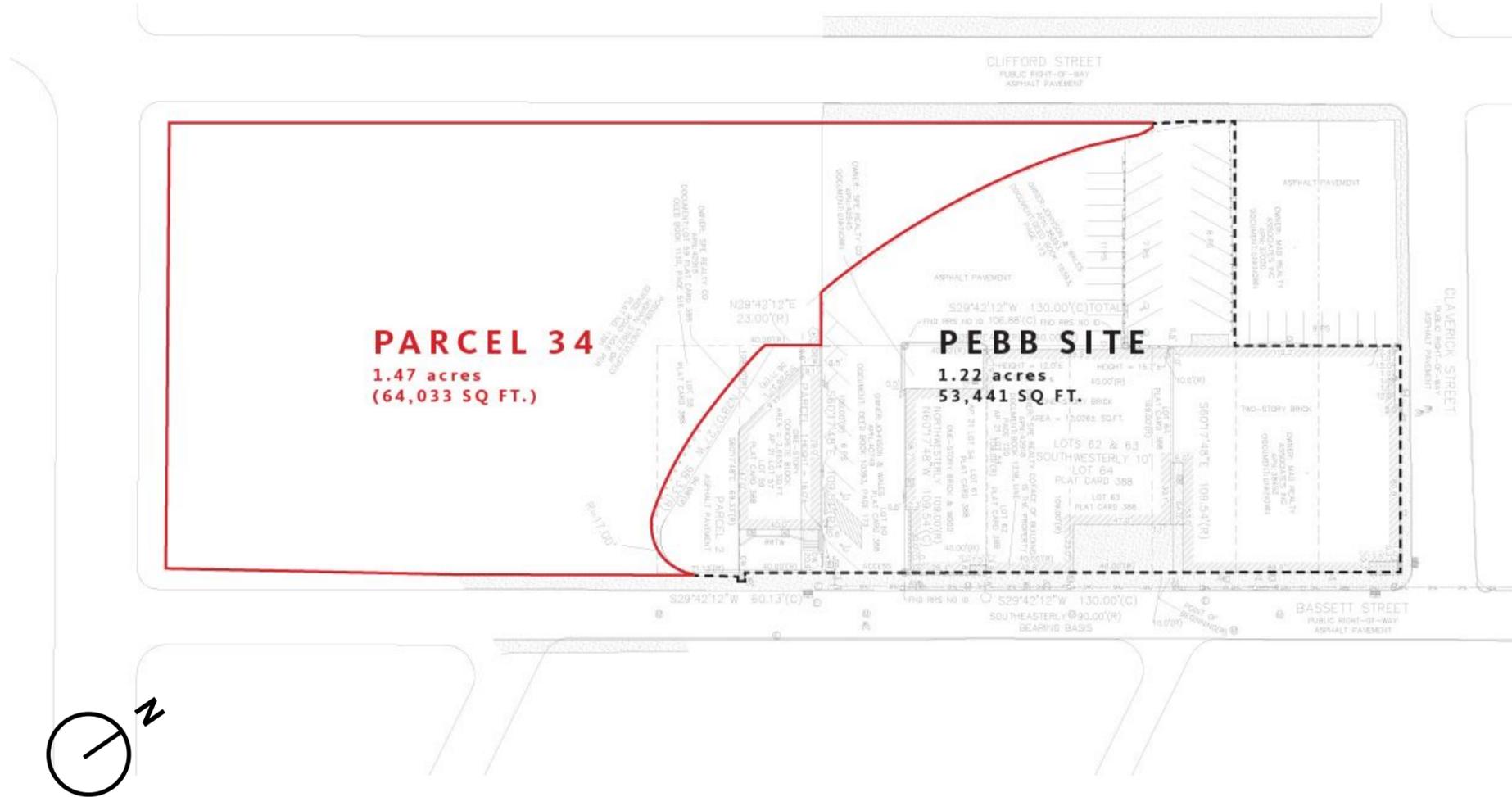
Development Plan Parcel Specifications



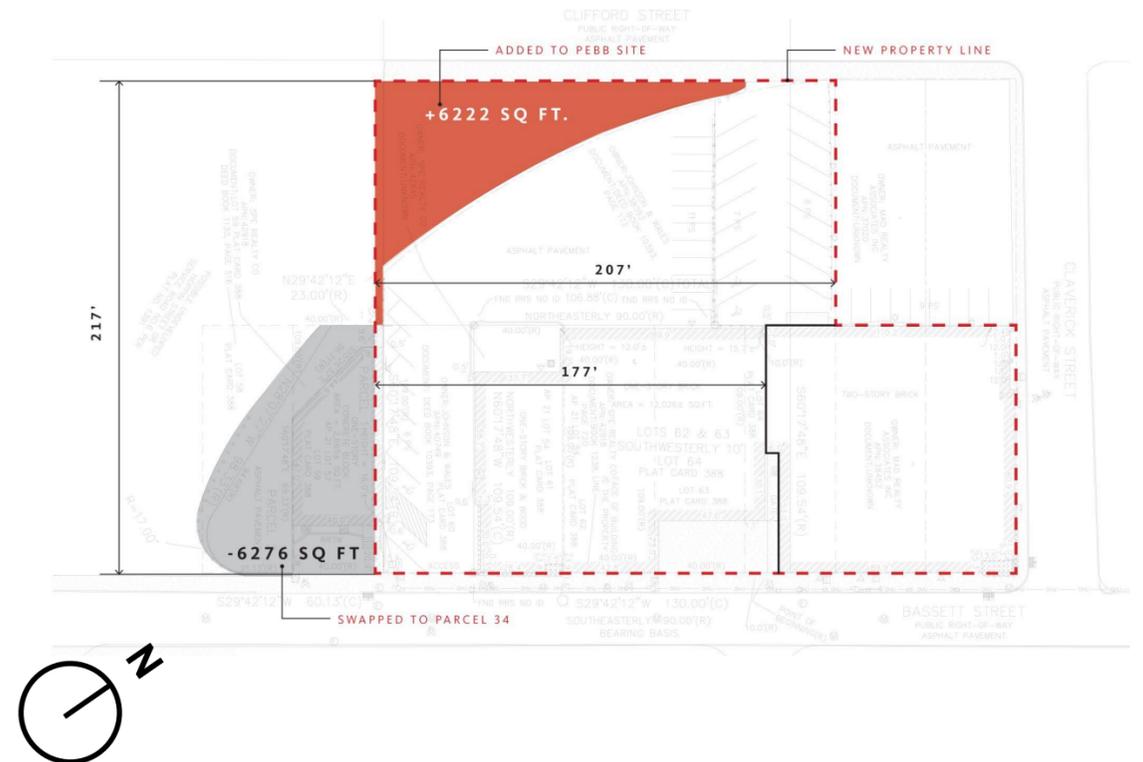
Dimensional Regulations	
Parcel Area	1.47 ac.
District	West Side Highway District
Minimum Building Height	6 stories
Minimum Ground-Floor Story Height	15' for non-residential uses; 12' for residential uses
Maximum Building Height	345'
Primary Street and Secondary Street Build-to-line	Build-to zone of 0' to 8', with minimum build-to percentage of 80%
Interior Side Build-to-line	none
Rear Setback	none
Special Considerations	
<ul style="list-style-type: none"> City Walk runs down Clifford Street across from Parcel 34. The Clifford Street frontage should be prioritized for active ground floor uses. 	

Note: Full investigation of easements, elevations, and other external constraints to development is the responsibility of the project proponent.

Parcel 34: Proposed Land Swap



33 BASSETT LAND-SWAP WITH PARCEL 34 (-54 SQ FT)



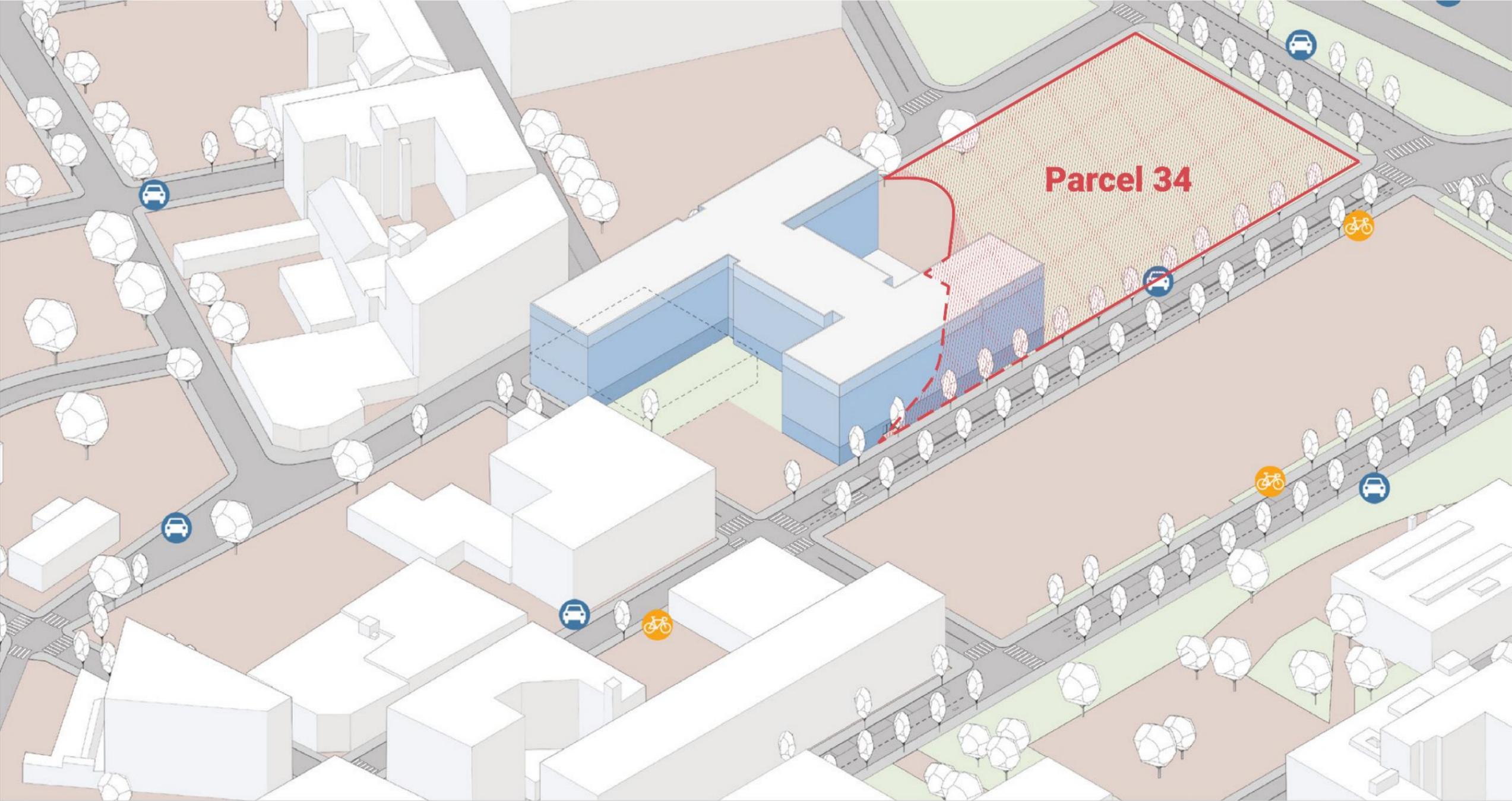
Pebb Capital Proposal

Ground Floor Plan



Parcel 34 boundaries are shown in relationship to the Pebb Capital proposal in an approximate, not exact, way.

Massing Diagram



Parcel 34 boundaries are shown in relationship to the Pebb Capital proposal in an approximate, not exact, way.

Street View: Claverick & Clifford



Modified Parcel 34

Elevation: West



DARK BRICK



METAL PANEL



CEMENT PANEL



WINDOWS



LIGHT BRICK



- 07 - ROOF
70' - 0"
- 06 - FLOOR 6
58' - 0"
- 05 - FLOOR 5
48' - 0"
- 04 - FLOOR 4
38' - 0"
- 03 - FLOOR 3
28' - 0"
- 02 - FLOOR 2
18' - 0"
- 01 - FLOOR 1
4' - 0"
- 01 - ENTRY
1"
- 00 - PARKING
-6' - 0"

Facade area built to zero lot line along the boundary of Parcel 34.

Street View: Clifford St



Aerial View: Claverick St



Recommendation

Concept Plan Approval with Conditions

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 on this slide.

These issues should be addressed during the development of the design and before final design approval.

Recommended Conditions:

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 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.

Thank You!

