

**I-195 REDEVELOPMENT DISTRICT**

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

December 20, 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:** By Resolution dated July 19, 2023 (the “Concept Plan Resolution”), the Commission granted to Collage, in accordance with the requirements of the District’s Development Plan (the “Development Plan”), Concept Plan Approval of a Concept Plan for a proposed project consisting of two buildings ranging in height 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 Concept Plan Approval was subject to and contingent upon satisfaction by Collage of the conditions set forth in the July 13, 2023 letter to the Commission of Utile Design, Inc. (“Utile”), the Commission’s design consultant, a copy of which letter is attached to the Concept Plan Resolution; and
- WHEREAS:** The Commission has received an application from Collage in accordance with the requirements of the Development Plan for Final Plan Approval of the development plan for the Proposed Project; and
- WHEREAS:** At its meeting this date, the Commission received a presentation by Collage with respect to the Final Plan for the Proposed Project; and
- WHEREAS:** A representative of Utile noted that Collage has satisfied the conditions set forth in Utile’s July 13, 2023 letter; and
- WHEREAS:** The Commission invited comments from the neighborhood design representatives and the public with respect to the Final Plan for the Proposed Project and several provided comments in support of, and in opposition to, approval of the Final Plan; and
- WHEREAS:** By letter to the Commission dated December 15, 2023 (the “Utile Letter”), a copy of which is attached hereto as Exhibit A, Utile has recommended the Final Plan be approved, subject to satisfaction by Collage of those conditions set forth in the Utile Letter; and


**WHEREAS:** Pursuant to letter dated December 15, 2023, a copy of which is attached hereto as Exhibit B, the State Historic Preservation Officer (“SHPO”) has provided comments regarding the Final Plan for the Proposed Project; and

**WHEREAS:** The Commission, having considered the presentation of Collage, and the recommendation of Utile with respect to the Final Plan, has determined that, subject to confirmation by the SHPO that the Final Plan will have no adverse effect on historic resources, the Final Plan satisfies the requirements for Final Plan Approval as set forth in the Development Plan.

**NOW, THEREFORE,** it is:

**VOTED:** That, subject to confirmation by the SHPO that the Final Plan for the Proposed Project will have no adverse effect on historic resources, the Commission approves the Final Plan for the Proposed Project as submitted and hereby issues Final Plan Approval to Collage; and

**VOTED:** That, subject to (a) confirmation by the SHPO as provided above, (b) satisfaction by Collage of the conditions set forth in the Utile Letter, (c) review and approval of final plans for the Proposed Project to insure conformity with the Final Plan, and (d) receipt of a construction management plan satisfactory to the Commission, each of the Chairperson and Executive Director, in his or her individual capacity be, and each hereby is, authorized to execute and deliver to Collage a Certificate of Final Plan Approval in accordance with the provisions of the Development Plan.

  
\_\_\_\_\_  
Marc A. Crisafulli, Chairperson  
December 20, 2023

**EXHIBIT A**  
**UTILE LETTER**

utile

December 15, 2023

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

**RE: Parcel 2 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 Urbanica proposal for Parcel 2, with the conditions outlined below. The Urbanica 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.

Utile further understands that the State Historic Preservation Officer (SHPO) may have additional comments on the Final Plan submission, and will work with District Staff, Urbanica, and the SHPO as necessary to address those comments. Given the nature of the SHPO's preliminary feedback, these comments should be able to be addressed administratively.

*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 Urbanica for their proposed development on Parcel 2. The same group met on May 9, 2023 and again on July 7, 2023 to review the Concept Plan Application materials. The consolidated feedback of the Panel on Phase 2 was provided to the developer as a memo on July 13, 2023.

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*Waivers*

We recommend approving the requested waiver described below, based on satisfactory further development of the site plan design:

1. Minimum First Story Height (Table 2.3-1) - the requested reduction from the 18' minimum ground floor height required under the original Development Plan to 14' for the south building is generally consistent with revisions adopted under the 2023 Development Plan (which requires a first story height of 15' for non-residential and 12' for residential uses), and is further justified by the need to balance first story height with overall building height given community sensitivity to height at this location.

*Conditions for Final Plan Approval*

1. Additional refinements to the design of the stepped landscape wall along the edge of the Water Street sidewalk are required:
  - a. More study is required of the relationship between the stepped wall and the stairs and ramp. As shown in the latest drawings (submitted to the District staff after the Design Review Panel review), both the ramp and stair are framed by a taller wall rather than stepped walls along the rest of the sidewalk. This means that the stair and ramp are not visible to pedestrians walking north or south along the sidewalk on the east side of the Water Street sidewalk until they are immediately in front of them. As a result, the tall planters around the stair and ramp should be peeled back so the access points to the plaza level are more visible from more locations.
  - b. A planting plan is required for the new stepped wall configuration so the overall scale and character of the sidewalk edge can be better understood.
2. The latest drawings from the proponent show a new shop window facing the South Water Street sidewalk in the northernmost retail space. This is a positive change. The Design Review Panels would also like Urbanica to consider additional revisions to this corner to provide a more welcoming pedestrian experience:
  - a. Consider eliminating the adjacent exterior single-run stair that connects the sidewalk level with elevation of the plinth over the subsurface parking (at approximately the elevation of South Main Street).
  - b. Consider transforming the walkway leading from the stair to the plaza into private balconies for the adjacent units.
3. The Design Review Panel is generally receptive to the landscape plan of the plaza/South Main Street level, which includes a walkway bordered by curved

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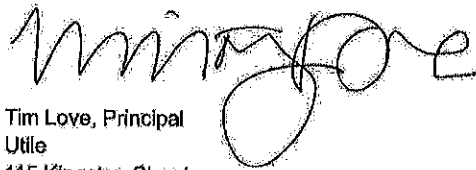
utile

walls that define mounded areas that provide enough soil depth of small trees. Additional information is required to fully assess the functionality and character of the space:

- a. Provide a drawing which clarifies which of the landscape borders are tall enough to function as seat walls.
  - b. Provide a drawing that more clearly shows the relationship between interior spaces and the location of the mounded areas vs. exterior paving.
  - c. Provide a diagram that demonstrates the amount of solar exposure (across different times of the day and year) of the different landscape areas and the suitability of the plantings for these varied conditions. This is especially important to understand on the south side of the plaza, since those planters won't receive direct sunlight for most of the year.
4. The Design Review Panel supports the change in exterior cladding from terracotta shingles to dimensional brick, but recommends a few additional adjustments to make all of the architectural elements work better together as an ensemble.
- a. While the canopy design at the entrances to the residential units along South Main Street looked appropriate when the elevations were clad with high-textured terracotta, they now look too heavy-handed. The depth of the structural elements should be reduced and the connection details should be more elegant.
  - b. For the same reason, the rhythm and pattern of the vertical battens in the "wood-look" facade panels should be simplified slightly.

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

Regards,



Tim Love, Principal  
Utile  
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Boston, MA 02111

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## EXHIBIT B

### SHPO LETTER

STATE OF RHODE ISLAND



HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678  
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Fax 401-222-2968  
[www.preservation.ri.gov](http://www.preservation.ri.gov)

15 December 2023

Via email: [cskuncik@195district.com](mailto:cskuncik@195district.com)

Caroline Skuncik  
Executive Director  
I-195 Redevelopment District  
225 Dyer Street, 4<sup>th</sup> Floor  
Providence, Rhode Island 02903

Re: I-195 Redevelopment District "Final Plan Submission" Review  
I-195 Redevelopment District Parcel 2  
Providence, Rhode Island

Dear Ms. Skuncik:

Staff of the Rhode Island Historical Preservation and Heritage Commission (RIHPHC) have reviewed the "Final Plan Submission for Parcel 2" and additional materials that we requested, all provided to the I-195 Redevelopment District Commission by Urbanica. The materials that we have reviewed include:

- "Final Plan – Landscape Plan" dated 11/6/2023
- "Final Plan – Exterior Material Palette" dated 11/6/2023
- 13 renderings dated 11/6/2023
- "Final Plan – Program" dated 11/17/2023
- "Final Plan – Landscape Plan" dated 11/17/2023
- "Final Plan – Garage Parking Plan" dated 11/17/2023
- "Final Plan – Ground Floor Plan" dated 11/17/2023
- "Final Plan – Mezzanine Floor Plan" dated 11/17/2023
- "Final Plan – Second Floor Plan" dated 11/17/2023
- "Final Plan – Third Floor Plan" dated 11/17/2023
- "Final Plan – Fourth Floor Plan" dated 11/17/2023
- "Final Plan – Fifth Floor Plan" dated 11/17/2023
- "Final Plan – Sixth Floor Plan" dated 11/17/2023
- "Final Plan – Roof Floor Plan" dated 11/17/2023
- "Final Plan – Elevations" dated 11/17/2023
- "Final Plan – Exterior Material Palette" dated 11/17/2023
- 13 renderings dated 11/17/2023

You submitted updated materials to our office on December 4<sup>th</sup>. We have not had the opportunity to discuss these materials, though we understand that the changes included in them do not significantly affect the overall design of the project. We will provide comments on these revised plans in the coming weeks.

We previously reviewed multiple massing studies for this development, ultimately offering our opinion that the "3-4-5-6 Story Scheme" is the best of those proposed. We maintain this opinion. The November 2023 designs utilize this massing scheme. It is worth noting that the heights of the masses of the north building have changed slightly since our previous review. On the north building, three-story sections were at 39 feet and are now at 40 feet to the roof; four-story sections were at 49 feet and are now at 50 feet to

the roof; and five-story sections were at 59 feet and are now at 60 feet to the roof. The taller, south building retains its five-story height at 56 feet to the roof and its six-story height of 66 feet to the roof.

We have the following comments on the designs that we received on November 6 and 17, 2023:

- The rhythm of the design provided by banding and pilasters and the scale of these elements are appropriate for the context of this area of the College Hill Historic District. However, the space between these elements strikes us as too busy and fragmented. The layout of elements between the banding and pilasters should be simplified further.
- We believe that there are too many exterior materials proposed for use on each building. Decreasing the variety of materials will also help to simplify the elevations.
- While it is difficult to judge from renderings, our initial reaction is to refrain from using dark grey brick. If grey is the preferred color, a lighter tone may be found to be more appropriate. We will need to review samples of these materials to make a more informed determination.
- The north end of the east wall of the north building is presented in the renderings as a blank brick wall. This will be a visually prominent elevation. We believe that it should be fenestrated, possibly with punched windows to the scale of those of the adjacent Tillinghast House.

As stated above, we have not reviewed the designs submitted on December 4. We also are awaiting comments on the November and December designs from the consulting parties to this review and may receive more public comments resulting from the December 13<sup>th</sup> RIHPHC meeting. We will address all of these in a response in the coming weeks.

Overall, we believe that the design continues to progress in a positive direction. We appreciate the continued efforts of the 195 Commission and Urbanica and look forward to continued consultation on this important project.

These comments are provided in accordance with Section 106 of the National Historic Preservation Act. If you have any questions, please contact me directly at 401-222-4134 or [jeffrey.emidy@preservation.ri.gov](mailto:jeffrey.emidy@preservation.ri.gov).

Sincerely,



Jeffrey D. Emidy  
Executive Director  
State Historic Preservation Officer

C (all by email):

Peter Erhartic, I-195 Redevelopment District  
Vincent Buonanno, President, Mile of History Association  
Liz Rollins Mauran, Vice President, Mile of History Association  
Stephen Metzger