

**I-195 REDEVELOPMENT DISTRICT**

Resolution Re: Concept Plan Approval  
For Proposed Project On a Portion of Parcel 34

December 20, 2023

- WHEREAS:** The District has entered into a Land Swap Agreement (the “Agreement”) with PEBB 41 Bassett Providence, LLC (“Pebb”) dated July 17, 2023, pursuant to which the District has agreed to convey to Pebb a portion of Parcel 34 (the “Portion”) in exchange for conveyance by Pebb to the District of a portion of Pebb property adjacent to Parcel 34; and
- WHEREAS:** The Commission has received an application (the “Application”) from Pebb in accordance with the requirements of the District’s Development Plan (the “Development Plan”) for Concept Plan Approval of a Concept Plan for a proposed project consisting of (a) approximately 138 residential units, (b) approximately 3,500 square feet of retail space, and (c) associated parking to be built partially on the Portion and partially on other land of Pebb adjacent to the Portion (the “Proposed Project”); and
- WHEREAS:** The Commission’s design review panel has reviewed the Application and has made certain recommendations to Pebb outlined in the letter of Utile Design, Inc. (“Utile”), the Commission’s design consultant, to the Commission dated December 15, 2023 (the “Utile Letter”), a copy of which is attached hereto as Exhibit A; and
- WHEREAS:** At its meeting this date, the Commission received a presentation by Utile with respect to the Concept Plan for the Proposed Project and noted that the Concept Plan has been approved by the Downtown Design Review Committee of the City of Providence; and
- WHEREAS:** The Commission invited comments from the public with respect to the Concept Plan for the Proposed Project but none were offered; and
- WHEREAS:** Utile has recommended that the Concept Plan be approved, subject to certain conditions set forth in the Utile Letter; and
- WHEREAS:** The Commission, having considered the presentations of Pebb and Utile with respect to the Concept Plan, has determined that Concept Plan satisfies the requirements for Concept Plan Approval as set forth in the Development Plan.

**NOW, THEREFORE, it is:**

**VOTED:**

That the Commission approves the Concept Plan as submitted and hereby issues Concept Plan Approval to Pebb, subject to and contingent upon the conditions set forth in the Utile Letter. No rights to proceed with the Proposed Project shall be treated as vested under this Concept Plan Approval.



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Marc A. Crisafulli, Chairperson  
December 20, 2023

# EXHIBIT A

## UTILE LETTER

December 15, 2023

utile

Caroline Skunck, 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

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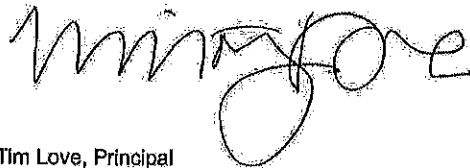
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utile

- 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,



Tim Love, Principal  
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