

I-195 REDEVELOPMENT DISTRICT

Resolution Re: Final Plan Approval
For Proposed Park Pavilion

December 20, 2023


- WHEREAS:** By Resolution dated August 16, 2023 (the “Concept Plan Resolution”), the Commission granted to I-195 Redevelopment District (“Applicant”), 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 an approximately 3,500 square foot pavilion to be built in 195 District Park (the “Proposed Project”); and
- WHEREAS:** The Commission’s Concept Plan Approval was subject to and contingent upon satisfaction by Applicant of the conditions set forth in the August 11, 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 Applicant 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 presentations by (a) Architecture Resource Office (“ARO”) with respect to the Final Plan for the Proposed Project; and (b) Utile which had reviewed the Proposed Project with the Commission’s design review panel; and
- WHEREAS:** The Executive Director noted that Applicant has satisfied the conditions set forth in Utile’s August 11, 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; two representatives of the Jewelry District Association spoke; and
- WHEREAS:** By letter to the Commission dated December 1, 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 Applicant of those conditions set forth in the Utile Letter; and
- WHEREAS:** As required by the Development Plan, pursuant to letter dated December 4, 2023, a copy of which is attached hereto as Exhibit B, the State Historic Preservation Officer (“SHPO”) has approved the Final Plan for the Proposed Project; and

WHEREAS: The Commission, having considered the presentations of ARO and Utile, and the recommendation of Utile with respect to the Final Plan, and having received the approval of the SHPO, has determined that the Final Plan satisfies the requirements for Final Plan Approval as set forth in the Development Plan.

NOW, THEREFORE, it is:

VOTED: That the Commission approves the Final Plan for the Proposed Project as submitted and hereby issues Final Plan Approval to Applicant; and

VOTED: That, subject to (a) satisfaction by Applicant of the conditions set forth in the Utile Letter, (b) review and approval of final plans for the Proposed Project to insure conformity with the Final Plan, and (c) 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 Applicant 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 1, 2023

Caroline Skundck, 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

Architecture
& Planning

115 Kingston St.
Boston, MA 02111

110 Union St.
Providence, RI 02903

(617) 423-7200
utiledesign.com

utile

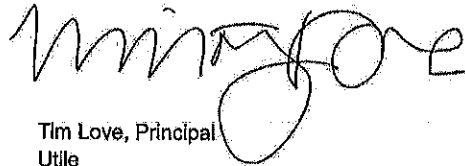
trees on the north side of the Elbow Street path so that the single tree located within the seating area, and planted directly in the stone dust, is part of a larger loosely-organized group of trees.

- 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,



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

Architecture
& Planning

115 Kingston St.
Boston, MA 02111

110 Union St.
Providence, RI 02903

(617) 423-7200
utile.design.com

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
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

4 December 2023

Via email: cskuncik@195district.com

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

Re: I-195 District Park
Pavilion Proposal
Providence, Rhode Island

Dear Ms. Skuncik:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the concept plan submission that your office provided for the pavilion at the I-195 District Park, on the west side of the Providence River. The materials that were sent to us include a site plan and elevation perspectives for the proposed building. They are referenced as being from the "Architecture Research Office," but are not dated.

The park parcel is not listed in nor considered to be eligible for listing in the National or State Registers of Historic Places. The closest historic properties are the Downtown Providence Historic District to the north and northwest, the College Hill Historic District, across the river to the east, and South Street Station, on Eddy Street to the south of the park.

Based on our review of the submitted materials, it is the conclusion of the RIHPHC that the construction of the proposed pavilion in the I-195 District Park will have no effect on historic resources.

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

Sincerely,

Jeffrey D. Emidy
Executive Director
State Historic Preservation Officer

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