

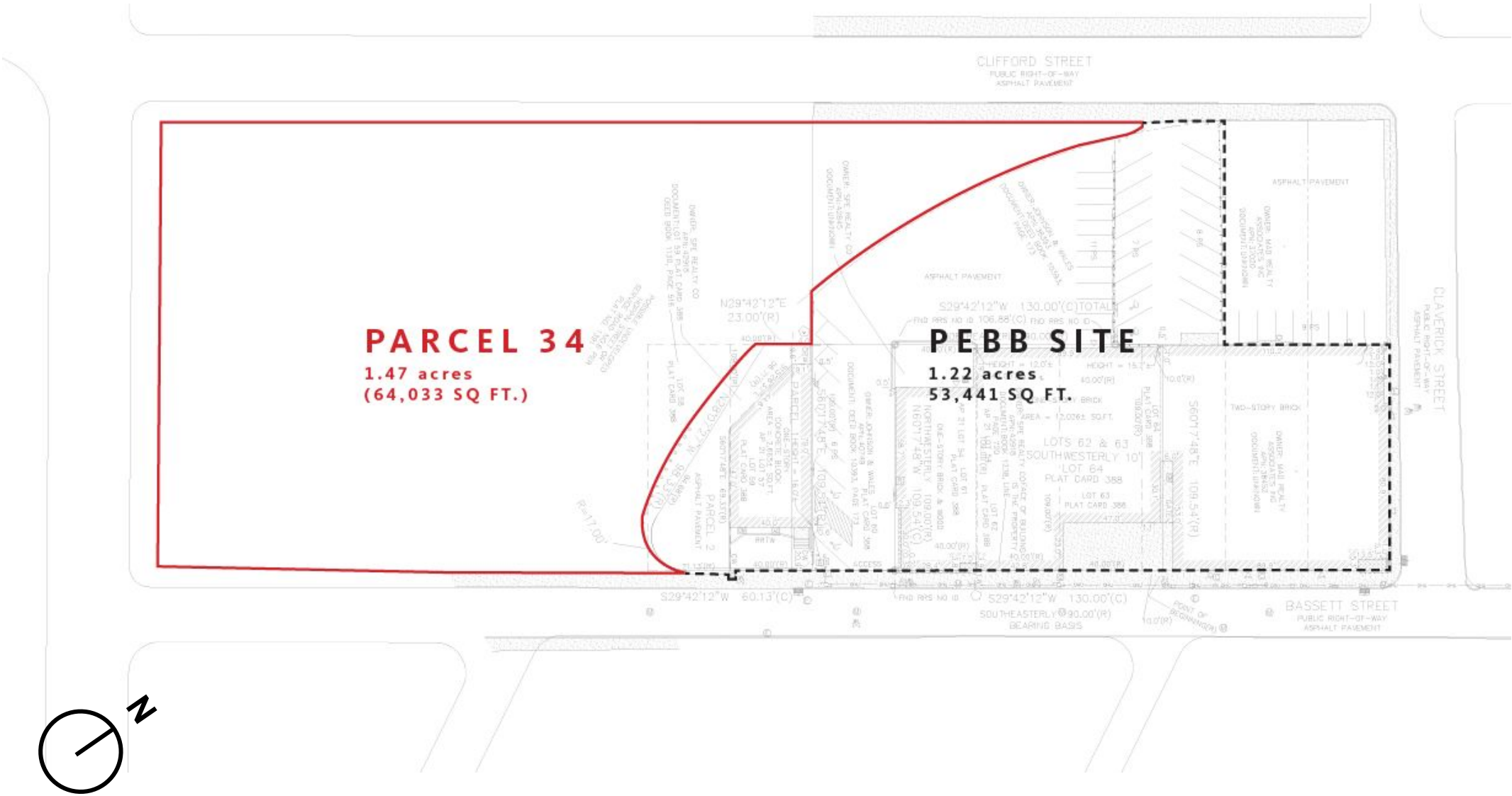
Parcel 34 Pebb Capital Final Plan Review

I-195 Redevelopment District Commission Meeting
February 26, 2024

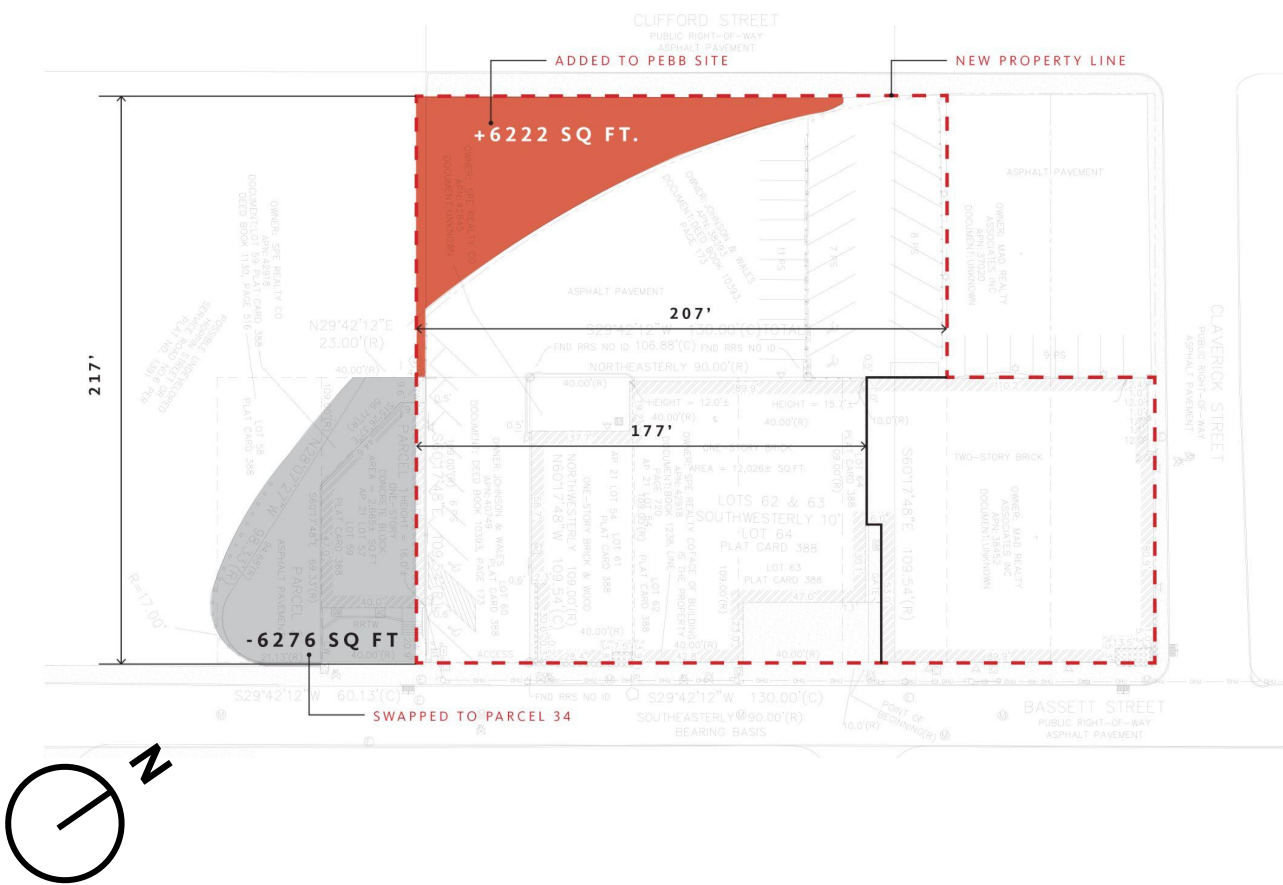
Background

- 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 Final Plan approval

Parcel 34: Proposed Land Swap



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



Pebb Capital Proposal

Final Plan Application

Recommendation

Final Plan Approval Recommendation:

Utile recommends that the Commission grant Final Plan Approval for Pebb Capital’s mixed-use development proposal on this portion of Parcel 34 and the abutting property. The Pebb Capital team has addressed successfully all major comments raised by the Design Review Panel.

Concept Plan Approval Conditions Met:

- 1. DDRC Final Plan Approval - **secured on Feb 12, 2024**
- 2. Impacts of Zero Lot Line Development
 - a. Clarify zero-lot-line facade design intent. Openings at the zero lot line abutting Parcel 34 were depicted in the render titled “South West Facade from Bassett Street”
- 3. Retaining Wall Treatment
 - a. Clarify treatment of retaining wall and guardrails next to below-grade parking garage entrance
- 4. Building Facade Color Palette
 - a. Clarify urban design logic around proposed color palette of building facades

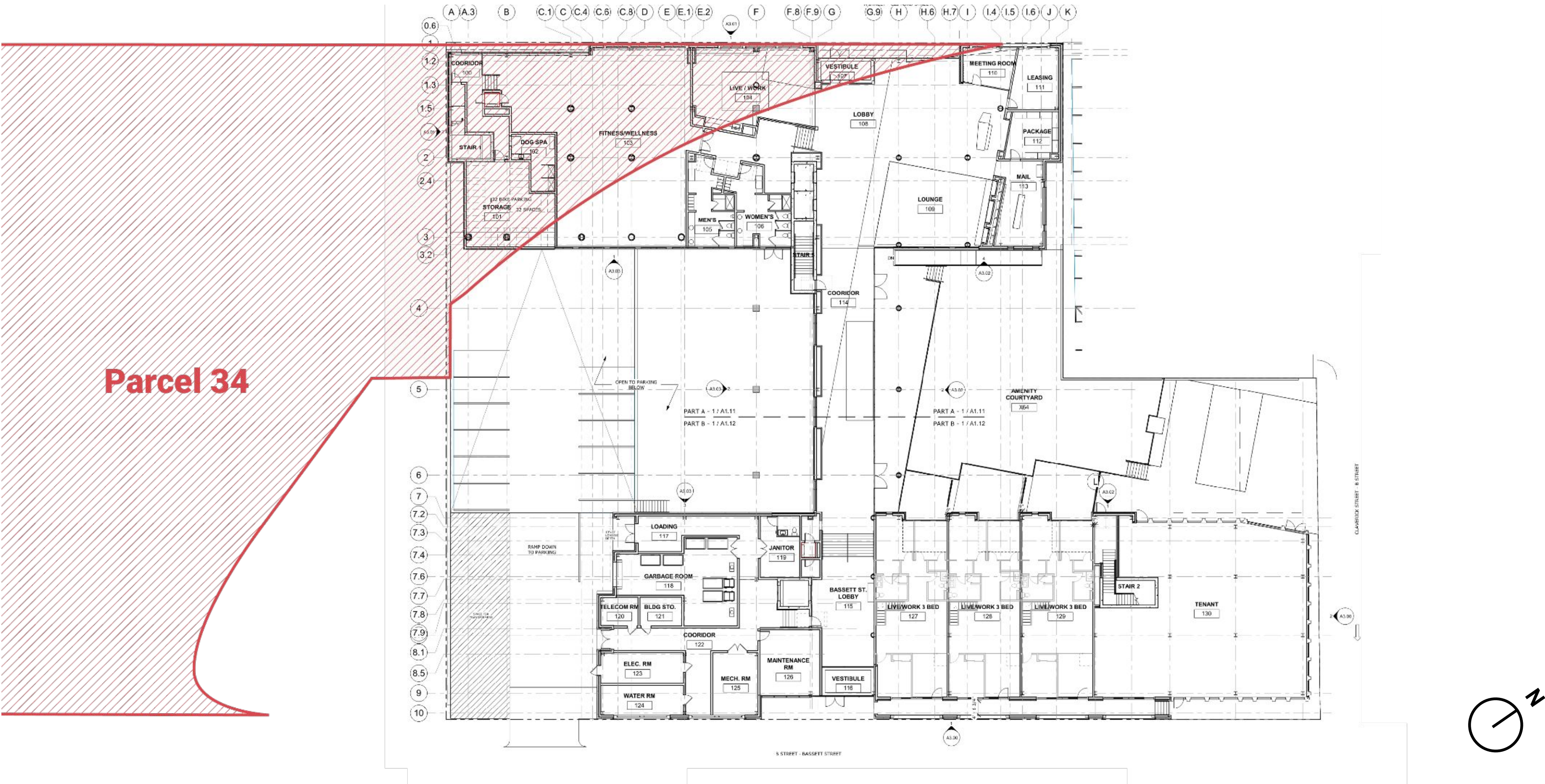


*View from
Claverick Street*



*View from
Clifford Street*

Ground Floor Plan



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

Overview of Changes: Bassett St View

Supporting materials, including sample boards of masonry and urban context study diagram provided to explain contextual reasoning for building facade color palette

Windows at zero lot line removed and replaced with framed panels in brick



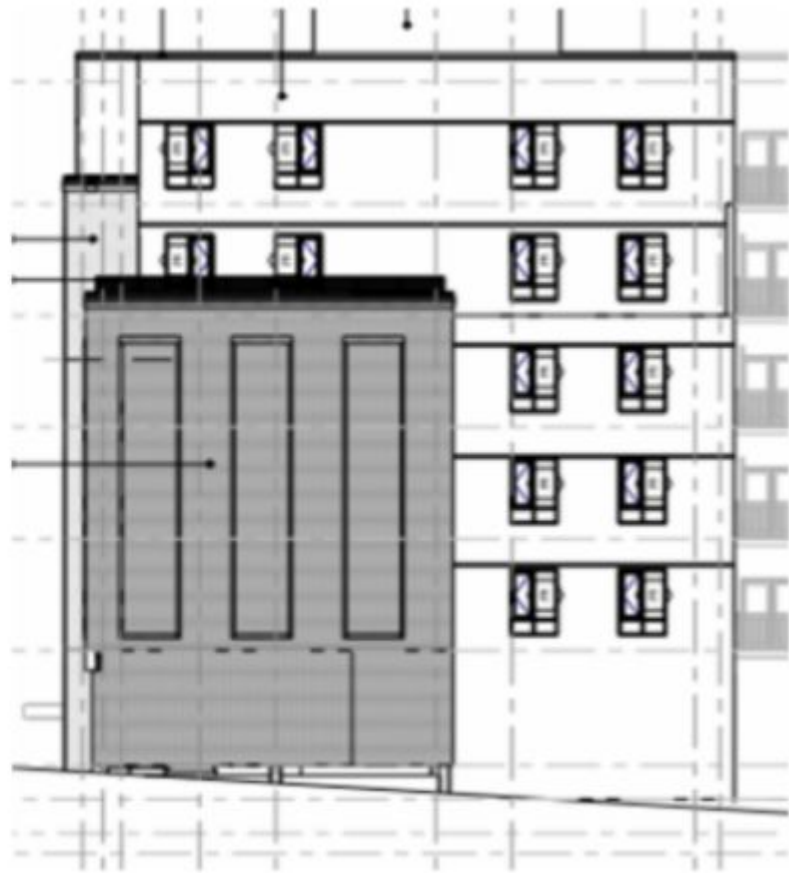
Modified Parcel 34

Retaining wall and guardrail conditions clarified

Clarification of Zero Lot Line Conditions



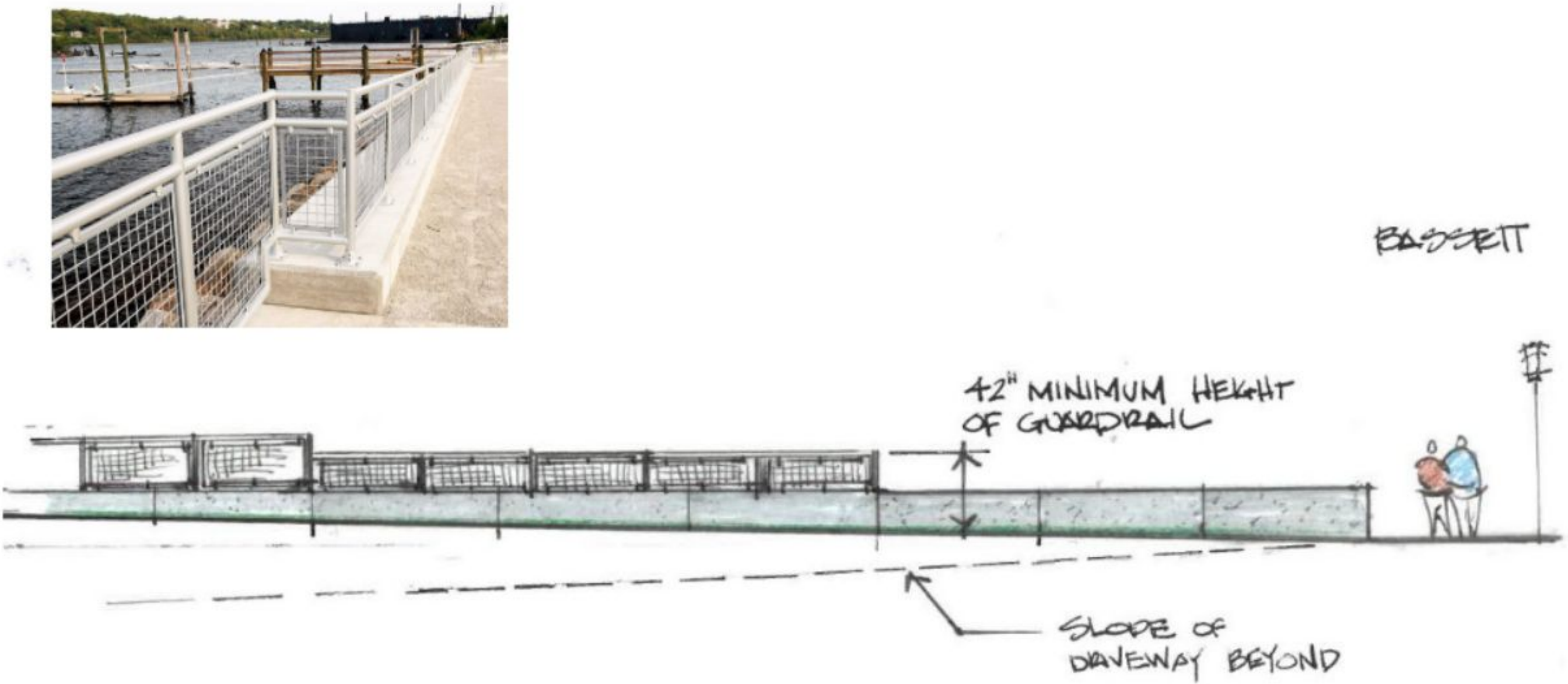
West Elevation
(Concept Plan)



West Elevation
(Final Plan)

Windows at zero lot line removed and replaced with framed panels in brick

Retaining Wall & Guardrail Treatment



Sketches & precedent image included in Final Plan Application clarifying design intent

Building Facade Color Palette



Urban context study explaining logic of facade color palette



Masonry sample boards

Thank You!

