



February 23, 2024

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

RE: Parcel 34 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 Pebb Capital's mixed-use development proposal on a portion of Parcel 34 and abutting parcels. The Pebb Capital team has addressed all major comments raised by the Design Review Panel.

Summary of the Design Review Process

Utile and the I-195 Redevelopment District Design Review Panel convened on November 7, 2023 to review and discuss the Concept Plan Application materials provided by Pebb Capital. The consolidated feedback of the Panel was provided to the developer as a memo on December 15, 2023.

Utile reviewed the Final Plan Application materials provided by Pebb Capital on February 6, 2024. All four recommendations highlighted in the previous Concept Plan memo have been addressed and are summarized below.

1. DDRC Final Plan Approval: The project has secured Final Plan approval from the Downtown Design Review Committee (DDRC) on February 12, 2024.
2. Impacts of Zero Lot Line Development: The windows on zero-lot-line facades previously shown in the Concept Plan Application materials have been removed in the Final Plan Application materials to be code compliant.
3. Retaining Wall Treatment: Reference images and material descriptions for the retaining wall and fences abutting Parcel 34 included in the Final Plan

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Application materials clarify their design intent and show that they are of decent quality.

4. Building Facade Color Palette: Supporting materials, including sample boards of masonry and an urban context study diagram, are provided as part of the Final Plan Application to explain the contextual reasoning for the building facade color palette.

Waivers and Special Exceptions

The development team has not requested any special exceptions or waivers.

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

Regards,

A handwritten signature in black ink, appearing to read "Tim Love". The signature is fluid and cursive, with a large loop at the end.

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