

I-195 REDEVELOPMENT DISTRICT

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

February 26, 2024

- 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 District Parcel 34 (the “Portion”) in exchange for conveyance by Pebb to the District of a portion of Pebb property adjacent to District Parcel 34; and
- WHEREAS:** Pebb proposes to develop a four story building to include (a) approximately 188 residential units; (b) approximately 4,000 square feet of retail/commercial space; and (c) associated parking, to be located partially on the Portion and partially on other land of Pebb adjacent to the Portion (the “Proposed Project”); and
- WHEREAS:** By Resolution dated December 20, 2023 (the “Concept Plan Resolution”), the Commission granted to Pebb, in accordance with the requirements of the District’s Development Plan (the “Development Plan”), Concept Plan Approval of a Concept Plan for the Proposed Project; and
- WHEREAS:** The Commission’s Concept Plan Approval was subject to and contingent upon satisfaction by Pebb of the conditions set forth in the December 15, 2023 letter (the “Utile Letter”) to the Commission of Utile Design, Inc. (“Utile”), the Commission’s design consultant, a copy of which Utile Letter is attached to the Concept Plan Resolution; and
- WHEREAS:** The Commission has received an application from Pebb 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 Utile with respect to the Final Plan for the Proposed Project; and
- WHEREAS:** Utile noted that the Downtown Design Review Committee granted final approval of the Proposed Project on February 12, 2024 and that Pebb has satisfied the conditions set forth in the Utile 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 with respect to approval of the Final Plan; and

WHEREAS: By letter to the Commission dated February [], 2023 (the “Utile Letter”), a copy of which is attached hereto as Exhibit A, Utile has recommended the Final Plan be approved; and

WHEREAS: Pursuant to letter dated January 18, 2024, a copy of which is attached hereto as Exhibit B, the State Historic Preservation Officer (“SHPO”) has advised the District that he has concluded that no historic properties will be affected by the exchange of properties contemplated by the Agreement; and

WHEREAS: The Commission, having considered the presentation by, and the recommendation of, Utile with respect to the Final Plan, and the conclusion 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 Pebb; and

VOTED: That, subject to (a) review and approval of final plans for the Proposed Project to insure conformity with the Final Plan and (b) 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
February 26, 2024

EXHIBIT A
UTILE LETTER



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

utile

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

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

18 January 2024

Via email: cskuncik@195district.com

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

Re: RIHPHC Project No. 18023
Land swap
I-195 Redevelopment District Parcel 34 - Bassett Street
Providence, Rhode Island

Dear Ms. Skuncik:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the information that you provided for the above-referenced undertaking. The I-195 Redevelopment District is proposing a land swap with a private entity to make both properties more conducive to future construction.

A portion of the north end of I-195 Redevelopment District Parcel 34 (Providence Tax Assessor's Plat 021 Lot 449) will be exchanged for the adjacent property at 51 Basset Street (Plat 021 Lot 57). Parcel 34 is land formerly occupied by the I-195/I-95 interchange. Neither property included in this transaction is within the bounds of a National Register of Historic Places-listed district, however, they are in close proximity to the Providence Jewelry Manufacturing Historic District as it was amended in 2012, which is listed in the National Register.

Based on our review of available information, it is the conclusion of the RIHPHC that no historic properties will be affected by the exchange of these properties.

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.

Sincerely,

Jeffrey D. Emidy
Executive Director
State Historic Preservation Officer

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