

Subject: Development Proposals for Parcels 14 and 15. I-195 Meeting, May 17,2023

Date: Thursday, May 18, 2023 at 9:37:13 AM Eastern Daylight Time

From: Lorenzo Apicella

To: Caroline Skuncik

CC: Amber Ilcisko, Peter Erhartic, Sharon Steele

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Dear Caroline,

Here are my public comments from last night for you to post on your site:

I support Utile's recommendation that CV be designated the developer of Parcels 14 and 15. Combining both parcels with Brown University's 200 Dyer Street allows for a three-phase master plan that will benefit the neighborhood, and grow activities in the adjacent park and its river walk.

I also agree with Utile that the Eastern elevation of CV's Phase 1 currently comes across as surprisingly monolithic - the western elevation too. Surprising because the building's footprint is relatively shallow for its long curved length, giving the expectation of more streamlined elevations.

Taking the building up to its maximum allowable height will of course mitigate *against* a lighter look. So, as the design develops, I would encourage setting back the top floor or floors, and expressing the building's horizontal lines over the vertical ones of its stacked bay windows. The aim being, to make the building *less overbearing*, for both its neighboring river walk, and its future public plaza.

Sincerely,

Lorenzo Apicella, AIA RIBA FRSA
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May 22, 2023

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Via Email

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RE: Parcel 14 & 15 Design Proposal

Dear Marc:

CV Properties recently shared their conceptual design presentation for Parcels 14 and 15 with the Providence Preservation Society's Planning and Architectural Review (PAR) Committee meeting on May 3rd, 2023. We reviewed the presentation and have sent comments to the design team. Overall, PPS feels that the proposal should be approved, and feedback can be addressed during the design review process. Below is a summary of our comments:

The partnership between CV Properties and Brown University is providing an incredible opportunity to maximize the potential of this block, and the larger Master Plan's variety of architectural styles and uses will provide an attractive and activated site to complement the I-195 District Park.

The planned public space between the three buildings creates a 360-degree façade, which creates pressure on the ground-floor architecture. During the I-195 design review phase, careful attention should be given to this feature along with its relationship to the public space corridor and programming.

The project's connection to Dorrance Street, the park, and the pedestrian bridge is vital. That south corner of the parcel where these features meet should be highlighted and celebrated as a focal point of the District. Elements like the loading dock on Dorrance should be relocated, as it would detract from this priority.

The Committee also noted that some of the viewsheds in the presentation indicate a blocked view of the Providence skyline from the middle of the pedestrian bridge. The bridge's views are part of what makes the pedestrian experience exciting, and with the additional space offered by the urban space corridor, we encourage shifting the building further into the parcel to highlight this beautiful feature.

Thank you for considering our comments. We are happy to invite the design team back for future design review.

Best regards,

Adriana Hazelton
Advocacy Manager