



CV Properties LLC
250 Summer St. Suite 102
Boston, MA 02210

July 10, 2024

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

Re: Parcels 14 and 15 Concept Plan Design Review – Response to Comments

Dear Caroline,

CV Properties, LLC and our design partners at SGA are pleased to provide this memo and graphics package in response to the comments offered by Utile and the Commission’s Design Review Panel in the memo dated May 8, 2024 as well as those voiced at our initial hearing on May 15, 2024 by Commission Members, Design Panel Representatives, and the general public.

We are not seeking any waivers. We appreciate your review of our Concept Design, as well as this Response to Comments memo as we seek to advance this exciting project.

Design Review Panel Comments

1. Building Form and Expression

a. Massing

CV Response: We appreciate the feedback from Utile and the Design Review Panel over the course of the development of this concept plan. The top of the building sets back approximately 14 feet to create an urban gesture stepping down the building massing toward the park, and strengthening the base, middle, top proportionality has improved the overall design.

b. Materiality and Texture

CV Response: We understand the desire to give the building more of a residential feel and less of a commercial feel by differentiating elements of the metal panel system. While we have not incorporated a tartan or plaid pattern, as suggested, we have explored other design options to achieve these goals. The vertical slots, which previously ended above the 4th level, now extend all the way to the top of the base expression. Additional texture and depth are addressed with the treatment of the windows. Please see “Windows” response below.

The materiality of the base has been changed from a metal panel to a brick treatment, which is warmer and more inviting at the pedestrian level. The building entrance is also further defined by a two-story glass expression.

Finally, we have introduced the concept of balconies on the park-facing façade. The balconies are approximately 10’-9” (w) x 3’-6” (d) with a dark metal baluster railing. The balconies will be clad in an accent metal panel, similar to the ground floor, to be fully integrated into the façade expression. The balconies provide an additional residential characteristic to the building,



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particularly on the public-facing park façade. The building also steps back at the top floor on the southern façade by approximately 14', allowing for the inclusion of terraces for those units.

c. Windows

CV Response: CV Properties and SGA agree that the previous window sizing was oversized for a residential building. In response to this feedback, we have introduced varying sized windows and added both vertical and horizontal mullions to further subdivide the windows to strengthen the residential expression. The larger windows in the units' living rooms now extend beyond the plane of the metal panels, creating a bay window effect and provide additional shadow and depth to the façade. In the "middle" section, the bedroom windows are a single, smaller pane with a vertically orientated corrugated metal panel beside to provide additional visual texture. While in the "top," the larger panel is maintained to further emphasize the differentiation between those two sections.

As mentioned above, the glazed vertical "slot" has now been extended all the way to the top of the base expression. However, we are unable to recess those slots further as that would impact the interior layout of what are bedroom spaces.

2. Site Plan

a. Clarification on Activation of Outdoor Spaces

CV Response: Please see attached graphics package for more details on the dimensions of the outdoor spaces surrounding the building. In general, the design provides for a 10'-0" sidewalk at grade, a +/- 6'-0" planting strip creating a gentle grade up to the Resiliency Platform, and an +/- 11'-0" Resiliency Platform between the planting and the face of the building. The sidewalk at grade will be treated as any traditional city sidewalk. The resiliency platform will create an additional walking path for pedestrians at building-level, as well as the opportunity for seating for a potential restaurant or café use along the park. Facing the park, the planting buffer creates an inviting, gentle slope from the park, up to the building's edge.

CV Properties has always considered the interior plaza to be a publicly-accessible space. Only a small strip along the edge of the residential building will be hardscape, which can be used as an amenity for the residents. In the first phase, the remaining plaza area will be a gentle, landscaped slope to meet the grade of the remaining 200 Dyer Street building and lot. This landscaping will also serve to shield back-of-house and mechanical uses.

In the full build, the plaza will be reimagined with a smaller green space and more hardscape to be designed to manage storm water for the site. Users of each of the buildings will be able to access that plaza directly from their buildings, and the space will serve as an outdoor amenity for them. The plaza is programmed with some seating but is otherwise intended to act as a complement to the existing I-195 District Park. Specific programming is to be further developed, as planning for the future phases advances.

3. Clarification of Phasing Vision

CV Response: As requested, we included very preliminary plans for the full build scenario. These plans are not as advanced as the residential building and site design. As such, we have begun to contemplate



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the urban design implications acknowledged by the Design Review Panel, but please note that these continue to be developed. The Design Review Panel will have an opportunity to provide feedback when we return with the future phases.

a. Ground Floor Uses

Please see attached plan depicting the proposed ground floor uses. As you can see, the exact boundaries of the given uses are currently flexible. Critically, we wanted to show that Dorance Street will be dominated by active uses including retail and lobby spaces, which will enhance the pedestrian experience walking from downtown toward the District Park. The smaller building's lobby will have a prime location at the corner of Dyer and Peck Streets.

b. Parking

We completely agree that it will be important to clarify the Phase 2 parking strategy in future iterations of the parking diagram. This is something CV and SGA continue to explore. At this time, we do not have a fully resolved parking plan for Phase 2 but recognize it will be critical for the functionality of those buildings.

c. Typical Level Plan for Phase 2 Building(s)

Please see attached plan which illustrates the locations of the building cores. This plan demonstrates that the buildings can achieve sufficient depths within their upper floors to accommodate the proposed uses.

Community Member Comments

1. Balconies and rooftop terraces

CV Response: We have introduced the concept of balconies on the southern façade. Along with the building massing stepping down, the balconies further connect the building to the District Park. The balconies are approximately 10'-9" (w) x 3'-6" (d) with a dark metal baluster railing. The balconies will be clad in an accent metal panel, to be fully integrated into the façade expression. The balconies provide an additional residential characteristic to the building, particularly on the public facing park façade.

As expressed in the letter, we had studied the concept of providing a roof-top terrace for the building. However, due to building code regulations, this is not feasible and would impact the interior layout of the units with new high-rise code requirements. Terraces have been incorporated on the south façade for the top floor units, utilizing the building setback.



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2. Unit Mix

CV Response: The design has been updated to reduce the number of studios and increase the number of one- and two-bedroom units. Please see the comparison of the unit mix presented at the May 15th meeting with the current proposal below and note that it represents a reduction in total units by 15.

	<i>May 15</i>	<i>Current</i>
<i>Studio</i>	<i>89</i>	<i>39</i>
<i>1 Bedroom</i>	<i>97</i>	<i>127</i>
<i>2 Bedroom</i>	<i>12</i>	<i>17</i>
<i>TOTAL</i>	<i>198</i>	<i>183</i>

3. Office/Commercial Feel

CV Response: We appreciate the feedback from the Jewelry District Association on the proposed design for this very important site adjacent to both the District Park and Providence River. We understand the desire to give the building more of a residential feel and for the design to respond more directly to its site. The building façade has been revised to include a variety of window sizes that relate to the interior layout of the units. Both vertical and horizontal mullions were added to subdivide the windows into smaller panes that align with residential design standards. Furthermore, the larger windows that feature the unit’s living rooms, project beyond the face of the façade to create a bay-window expression. These elements work together harmoniously to set the project apart from the future commercial buildings of the master plan.

End of Memo