

I-195 REDEVELOPMENT DISTRICT

Resolution Re: Revised Concept Plan Approval
For Proposed Project On District Parcels 14 and 15

February 19, 2025

- WHEREAS:** The District has entered into a Purchase and Sale Agreement (the “Agreement”) with CV Dyer Street LLC (“CV”) dated December 29, 2023, as amended, pursuant to which the District has agreed to convey to CV District Parcels 14 and 15 (the “Parcels”) for a purchase price of \$600,000; and
- WHEREAS:** By Resolution dated July 24, 2024, the Commission granted Concept Plan Approval, subject to certain conditions, of a Concept Plan submitted by CV for a proposed project consisting of (a) approximately 180 residential units and (b) associated parking to be built partially on the Parcels and partially on other land to be owned or leased by CV adjacent to the Parcels (the “Proposed Project”); and
- WHEREAS:** In response to feedback from the City of Providence, CV has revised the Concept Plan for the Proposed Project and has submitted an application to the Commission in accordance with the District’s Development Plan for approval of a revised Concept Plan for the Proposed Project;
- WHEREAS:** At the Commission meeting held on this date, CV presented its revised Concept Plan for the Proposed Project; Utile Design, Inc. (“Utile”), the Commission’s design consultant, presented its recommendations regarding the revised Concept Plan; and public comment was taken; and
- WHEREAS:** The Commission’s design review panel has reviewed the revised Application and has made certain recommendations to CV outlined in the letter of Utile to the Commission dated February 11, 2025 (the “Utile Letter”) regarding the revised Concept Plan, a copy of which is attached hereto as Exhibit A; and
- WHEREAS:** Utile has recommended that the revised Concept Plan be approved, subject to certain conditions set forth in the Utile Letter; and
- WHEREAS:** The Commission, having considered the presentation of Utile with respect to the revised Concept Plan, has determined that the revised Concept Plan satisfies the requirements for Concept Plan Approval as set forth in the Development Plan.

NOW, THEREFORE, it is:

VOTED:

That the Commission approves the revised Concept Plan as submitted and hereby issues Concept Plan Approval to CV, subject to and contingent upon the conditions set forth in the Utile Letter. No rights to proceed with the Proposed Project shall be treated as vested under this Concept Plan Approval.



~~Marc A. Crisafulli, Chairperson~~
February 19, 2025

Barratt Bready, acting

EXHIBIT A
UTILE LETTER

utile

February 11, 2025

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

RE: Parcels 14 & 15 Concept Plan Approval Recommendation

Design Review Panel Contributors:

- Emily Vogler, Design Review Panel
- Jack Ryan, Design Review Panel
- Tim Love, Utile
- Kevin Chong, Utile

Dear Caroline,

A meeting was convened on January 7, 2025 that included Emily Vogler and Jack Ryan from the Design Review Panel, and Kevin Chong from Utile. Craig Barton from the Design Review Panel has recused himself from reviewing this project due to his affiliation with Brown University (a portion of the project is on a site owned by Brown that will be ground-leased by the developer). The goal of the meeting was to review the updated concept plan design proposal for Parcels 14 and 15 and provide our recommendation for the upcoming Commission vote. The design submission was prepared by SGA, an architecture firm, and Copley Wolff, a landscape architecture firm, on behalf of CV Properties, the developer.

Utile and the Design Review Panel unanimously agreed to recommend that the Commission approve the Concept Design proposal with the conditions outlined below. A more recent set of design application materials were received on January 28, 2025, and any conditions no longer relevant to the latest materials have been removed from the list.

Recommended Conditions for Approval

While several recent targeted design revisions have improved the overall quality of the project, the Design Review Panel recommends addressing the following issues during the design development process and prior to final design approval.

1. Massing

- a. The interlocking massing logic provides an opportunity for occupiable outdoor amenity spaces for residents. Further studies should explore design options to maximize this potential.

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utile

- b. The interlocking massing feels overly symmetrical, with almost equal heights for the top and bottom halves at both ends of the building. Calibrating the number of stories in each section could improve the visual hierarchy of the massing. For example, providing a base up to three stories on one end of the building that graduates into a six- to seven-story massing could introduce opportunities to incorporate larger windows in the upper massing facing the District Park on one side, and a six- to seven-story lower massing on the other side to reference the scale of the historic buildings.

2. Facade Design and Materiality

- a. The Design Review Panel appreciates the brick detailing and staggered windows in the upper massing, which add visual appeal and help break down the building's scale. However, the lowest row of windows on the overhanging massing appears too close to the soffit. Further refinements should reconsider this proportion.
- b. Incorporating operable windows in all living spaces and bedrooms is strongly encouraged as it would improve the quality of life of the occupants and further animate the facade.

3. Ground Plane

- a. The east-facing residential entry conditions are clearly defined by the recessed lobby entrance and access paths. The Park-facing entry to the commercial space should be better emphasized as a community anchor through more significant design gestures.
- b. The patio facing the District Park should be enlarged to create a more generous space for patrons. Grass slopes could be replaced by retaining walls at the sidewalk to maximize usable outdoor patio areas.

4. Phasing and Site Planning re: 200 Dyer

- a. Part of the existing 200 Dyer building is depicted to be demolished for Phase 1 of the proposed development. However, the lawn depicted between the smaller 200 Dyer building and the proposed building lacks functional value and also occupies existing parking spaces for 200 Dyer. In future iterations, the design team should include an option that retains the footprint of the existing 200 Dyer building and shows additional parking behind 200 Dyer St to better understand the resolution of the site should the existing building remain.

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Please do not hesitate to reach out if you have questions or would like additional information on any of these comments.

Regards,

utile

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
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