

PENROSE

Bricks & Mortar | Heart & Soul

December 2, 2022

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

To Whom it May Concern,

Thank you for the opportunity to bring the second phase of development at Parcel 9 – the 61-unit mixed-income East Building – to the December 14th meeting for Final Plan Review. We were glad to hear support for the current project design, specifically the emphasis on bike/pedestrian culture and the scale of the buildings proposed.

In addition to the memos from the project architect (The Architectural Team) and landscape architect (BETA, Inc.) submitted in November, we wanted to address the points raised during the October and November Commission meetings and subsequent written comments from the Fox Point Neighborhood Association (FPNA) and SHPO.

Exterior design development

- We have considered some alternate colors at the ground floor, please see TAT's design documents and memo for more detail.
- Revisions and additional elevations/perspectives related to Bessie Way and landscape plans will be delivered mid-December, and we expect Final Plan approval to be conditioned on approval of these developments.

Courtyard design development

- Our team created a design that includes a gateway to the courtyard, with landscaping that creates a distinct space, while still providing an entrance to Parcel 9 that is accessible for the broader community and relates to City Walk.
- We have provided more detail and clarity on courtyard layout, materials, and the integration of the playground into this community space since the November meeting, with additional elevations/perspectives to be delivered mid-December pending conversations with Utile and 195 District staff.

A comprehensive application document, detailing unit mix updates, an updated project schedule, and anticipated waivers and conditions has also been provided with this application for Final Plan Approval.

We deeply appreciate your thoughtful guidance on the Parcel 9 East Building design and are looking forward to next steps.

Rebecca Schofield
Developer, New England
Pennrose, LLC



January 4, 2023

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

RE: Parcel 9, Phase 2 Concept Plan Approval Recommendation Memo Dated November 4, 2022

Dear Caroline,

The Parcel 9 Design Team met with Utile and I-195 on November 22, 2022 to review the Approval Recommendation Memo and Courtyard design. Since that meeting, the Team has been updating the site and building designs to incorporate feedback. This memo highlights architectural items only, BETA will provide a separate memo to address site and landscape items.

Excerpts from the memo:

1. *Bessie Way Façade & Residential Entries:*

- a. *Provide a detail plan, elevation, and digital perspective view that show the entries and planting buffer along the edge of the ground floor units that face Bessie Way, with the goal to create spatial separation and a threshold between the public sidewalk and unit entries.*

Response: The design has been updated to include a planting buffer along the edge of the ground floor units. Updated perspectives have been included in the application.

2. *CityWalk Façade & Foundation Plantings:*

- a. *Coordinate openings in the garage with the windows above so they relate better visually and provide better structural continuity*

Response: The openings have been revised to create masonry piers that relate to solid portions of the walls above. The 'infill' is a combination of mesh panel, approximately ten feet in height, with solid fiber cement panels above, creating a plenum at the garage ceiling to conceal the structure and MEP equipment.

- b. *Simplify the number of materials used on the base on the building facing the CityWalk*

Response: See response above.

- c. *Provide a detailed plan, elevation, and digital perspective view that shows the proposed landscape bugger along the edge of the garage in relation to the material treatment of the first floor of the building.*

Response: The design has been updated to include a planting buffer along the edge of the ground floor units. Updated perspectives have been included in the application.

Should you have any additional questions, please feel free to contact us.

Regards,

The Architectural Team, Inc.

Date: December 2, 2022 Job No.: 7388
To: Caroline Skuncik, Executive Director
I-195 Redevelopment Commission
Cc: Rebecca Schofield
From: Randy Collins
Subject: Parcel 9, Phase 2 Concept Plan Review Comments – Landscape and Site Responses

The following is our response to landscape and site related comments from the November 4, 2022 memo and subsequent comments and feedback.

COURTYARD

1. Insufficiently Addressed Phase 1 Comments:
 - a. Provide a better balance of hard surfaces and plantings that acknowledge pedestrian desire lines and view corridors.
 - b. Mount string lights to the two buildings in order to create a virtual ceiling, helping to create a warm and welcoming space in the evening that is conducive to community use.
 - c. Provide a variety of seating options, including some paired with tables, in order to invite use of the space by building residents. Potential furniture combinations include Adirondack chairs, picnic tables, benches, seat walls, etc.
2. Comments (excerpts) from November 4, 2022:
 - a. Provide additional detail.
 - b. Better integrate the play area enclosure within the overall composition. Additionally, one of the seating areas allows parents to keep an eye on their children in the play area.
 - c. Design refinements need to be demonstrated in a CAD plan and at least one three-dimensional view of the updated courtyard proposal.
 - d. Provide final design drawings and lighting and plant material specifications of the open space areas, including the landscaped courtyard, landscape zone between City Walk and the building, and the second-floor amenity deck.
3. Additional Phase 2 Comments:
 - a. Provide a more detailed plan of the courtyard that shows paving treatments, fencing, planter edges, seating, and planting strategies (included intended plant materials, etc.).
 - b. Since the play area enclosure is the dominant visual feature in the courtyard, provide more clarity on the code requirements and design characteristics.
 - c. Provide an explanation of the use conditions for the play area - is it exclusively for the day care, or can residents and members of the public make use of it in off hours?

The Courtyard has been redesigned to continue to provide the following program elements.

- Public access to City Walk from George M. Cohan Boulevard and vice versa.
- A play area for the day care that is available to building residents during off hour times.
- An attractive transition space between the public sidewalks and the building entrances.
- A variety of spaces for small gatherings or one on one interactions.

The planting areas, paving materials, and the play area have been designed in a curvilinear fashion. Two paving materials encourage movement through the space and help emphasize desire lines and view corridors. These features also help define seating areas and gathering zones.

The two proposed paving material are exposed aggregate concrete and hexagonal style pavers. The exposed aggregate concrete provides a connection between the concrete sidewalks of the public realm and the asphalt path of City Walk. Its layout and curvilinear nature of the exposed aggregate concrete encourages the public to move into and through the courtyard space. This material also reinforces desire lines. The pavers provide a contrast to the concrete and define seating and gathering areas.

Other plaza features include catenary lighting over the portion of the plaza between its entrance at George M. Cohan Boulevard and the play area, a variety of seating types (including Adirondack chairs, benches, and tables and chairs), steel fencing to enclose the play area, and granite planter edging along the planting areas.

While the play area is visually dominant when view from above, the intent is to soften its visual impact to user and visitor to the plaza. Plantings are being used to partially hide the play area and not screen it in its entirety. Other site features provide visual interest (e.g., brightly colored site furniture and paving material variation) that distract the eye from the play area.

The fence for the play area is 6'. This has been requested by the Children's Friend. The play area will be available to residents during off hours/

GROUND PLANE AND LANDSCAPE DESIGN RECOMMENDATIONS

1. Insufficiently Addressed Phase 1 Comments:
 - a. Partner with RIDOT to deploy a more intensive foundation planting strategy between City Walk and the blank walls of the East Building.
 - b. Ideally, the foundation plantings should step up in two or three narrow tiers, so they hide most of the wall surface (similar in treatment as the one recommended along the blank garage wall of the West Building)
 - c. This same planting strategy should, if possible, be carried around the far corner of the building and meet the back-of-sidewalk on Bessie Way. Since there is more

area between the end wall of the building and the path that connects City Walk with the sidewalk, the tiers of plantings can be expanded in plan to fill in more of the space.

2. Additional Comments:

- a. Develop a more intentional strategy for the narrow planting area in front of the ground floor residential units in the East Building.
- b. Raise the planting beds approximately 8-12"
- c. Enclose them with a 24" metal fence with dominant verticals that create the density and rhythm of a traditional wrought iron fence.
- d. Plant the planters with medium height perennials such as grasses and herbaceous shrubs.

The planting along City Walk has been revised to include three tiers of planting. This includes narrow upright trees, medium sized evergreen shrubs, and perennials. A simplified version of this approach is wrapped around the east of the building. It is simplified due to the amount of underground utilities and the required access into the transformer room. It should be pointed out that RIDOT will not allow any fixed elements within their property. The proposed planting that is shown will be subject to RIDOT's further review of the project.

For the residential units along George M. Cohan Boulevard, we are using a granite edging that has a reveal of 9". These planting areas have been designed to provide a sense of enclosure for each of the entrances. Plantings will be a mix of medium sized broadleaf evergreens, perennials, and space left for the resident to include annuals.

The suggestion of including a 24" metal fence on top of the planter edging has been reviewed. The sidewalk width (from building to face of curb) is 16' 6". The width of the entrance ways and the planters that enclose them is 8' 8". This leaves approximately 8' 10" of sidewalk space. The tree planting cutouts are 3' 9" from the back of curb. This leaves a clear path for the sidewalk at its narrowest point of approximately 3' 6". Our concern with adding the 24" metal fence is that the pinch points will feel even narrower than the 3' 6" space.