



Fox Point Neighborhood Association

**Officers**

Nick Cicchitelli  
*President*

January 11, 2022

**UPDATED LETTER; Please disregard letter from January 6**

Daisy Schnepel  
*Vice President*  
*Treasurer*

Caroline Skuncik  
Executive Director  
I-195 Redevelopment District Commission  
Sent via Email

**Directors**

Lily Bogosian  
Nick Cicchitelli  
Alex Iannetta  
Daisy Schnepel  
Vincent Scorziello  
Dennis Wood

Dear Ms. Skuncik,  
We write to express continued support for the development proposal submitted by the Pennrose firm for Parcel 9 of the I-195 District.

Our relationship with Pennrose has been cooperative from the start of this project. In October 2020, representative Rebecca Schoefield shared the firm’s initial proposal with neighbors, described visions for the parcel, and fielded questions and feedback. Since then, she has shared revised plans, engaged in conversations with FPNA’s design representative, Leslie Myers, and responded to input at FPNA monthly meetings. In short, Pennrose has been an excellent community partner.

**Advisory Board**

Arria Bilodeau  
Alissa Peterson

We believe that a majority of the elements of the Pennrose proposal show promise. The affordable housing and childcare facility are much-needed in the neighborhood and long overdue. As Myers stated recently via email, the team’s revised conceptual design shows “serious thought and careful listening, resulting in continued project improvement.”

**Architectural Rep  
to the 195**

**Commission**  
Leslie Myers

While we are still concerned about the design of the courtyard (as mentioned in our previous letter), which we believe should be designed in a human-centered manner and treated as a destination rather than a pass-through, we believe the final design has shown improvement since conceptual design.

**Executive  
Secretary**

Amy Mendillo

We are also concerned about inadequate parking for this development, not only for potential residents, but for families and staff who use the childcare facility.

Given the considerable congestion and inefficiencies caused by patrons of the nearby Trader Joes in recent months—and more congestion to come with the development of Parcel 8/8A—we anticipate considerable problems in the area. While we are working in earnest with city- and state-level entities to address problems related to the grocery, it is clear that such issues are far more easily and effectively addressed during planning stages rather than the period following construction.



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We support this project and believe it will benefit the neighborhood. While we encourage Pennrose to address issues with courtyard design and parking, we are optimistic about the development and in particular, its improvement in recent months.

Thank you very much for considering our position.

Sincerely,

A handwritten signature in blue ink that reads "Daisy Schnepel". To the left of the name are two small, stylized blue scribbles.

Nick Cicchitelli, President  
Daisy Schnepel, Vice President  
The Fox Point Neighborhood Association