

Rhode Island State Health Laboratory and Center for Health Sciences

I-195 Redevelopment District
Lot 402 (Formerly Lot 3 of Parcel 25)

2nd Concept Plan Review

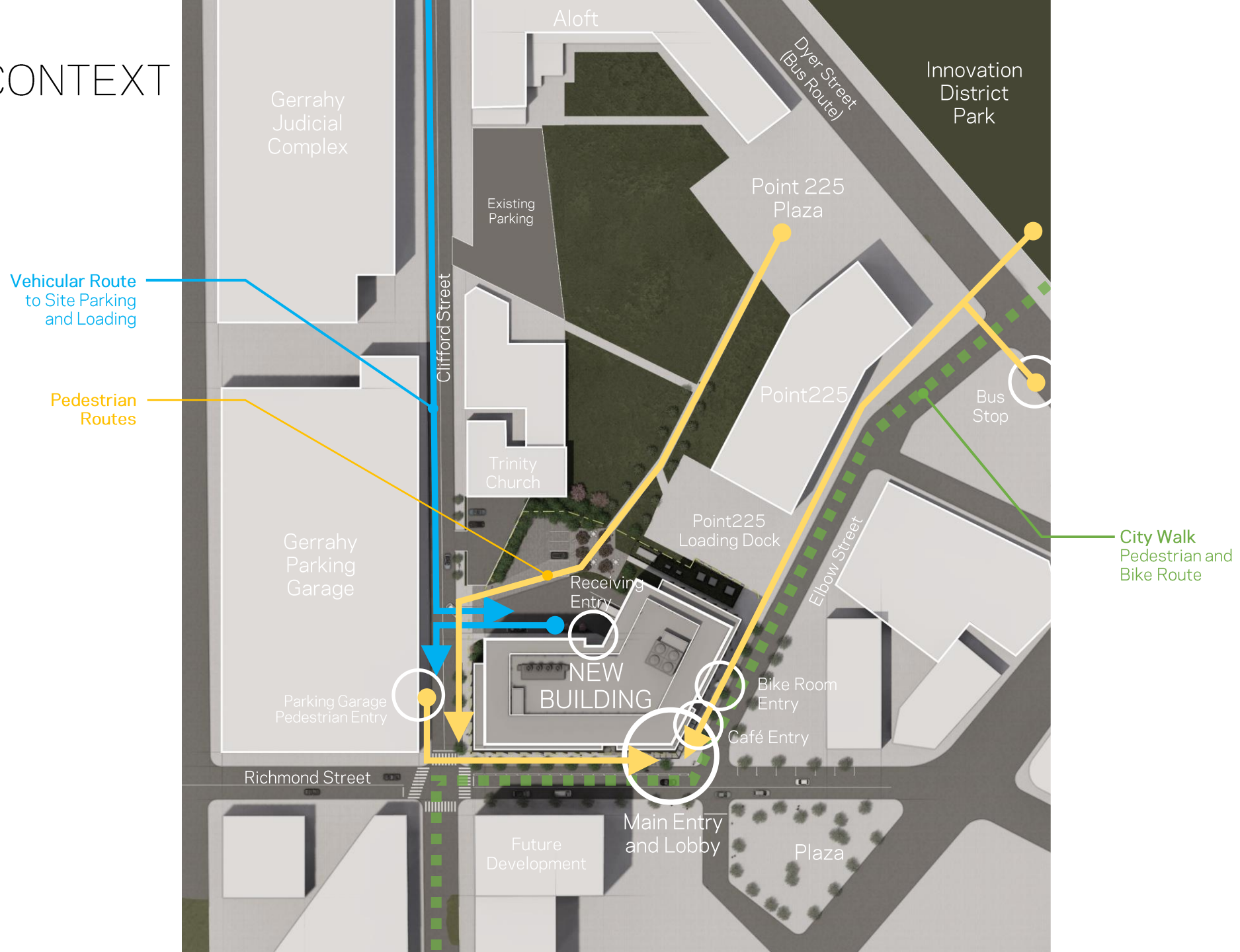
November 9, 2022



ANCORA GRE



| SITE CONTEXT



| SITE ACCESS

Clifford Street

to Point225 Plaza

Landscaped
Pedestrian
Plaza

RIDOH
Drop-Off
Parking

Vehicular Arrival

Short-Term
Parking

Loading Area
2 Loading Bays
1 Trash & Recycling

RIDOH
Receiving

Bike Room
Entrance

Main Entry
And Lobby

Secondary Café
Entrance

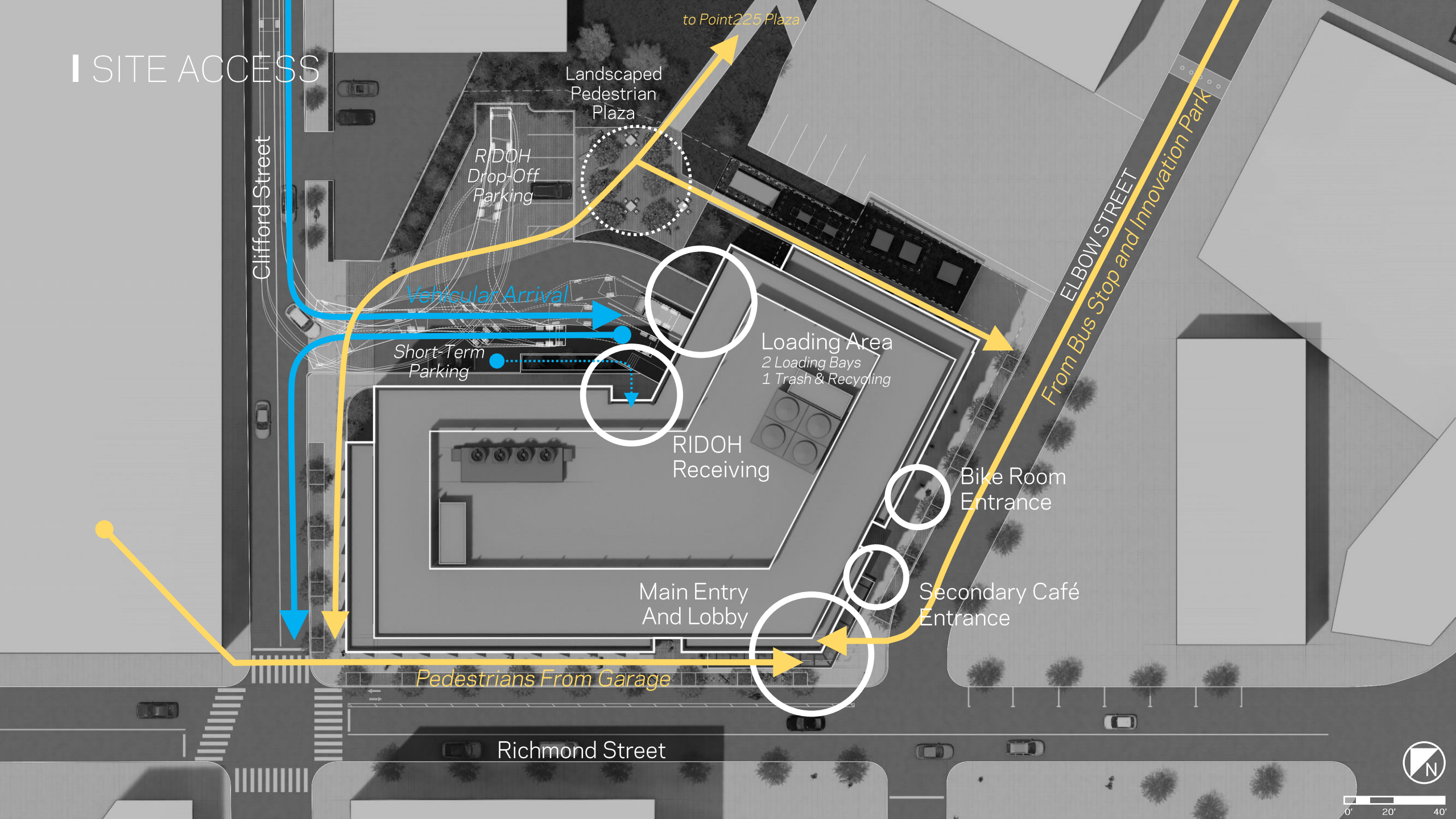
Pedestrians From Garage

ELBOW STREET
From Bus Stop and Innovation Park

Richmond Street



0' 20' 40'



SITE PLAN

CLIFFORD STREET

One-Way

Existing Building

Existing Parking Lot

RIDOH Drop-Off Parking

EV

EV

ADA

Vertical Screening Element and Landscape Buffer

Loading

Short-Term Parking

Lab Receiving Entrance

Stair Bulkhead

Outdoor Mechanical Area

Stair Bulkhead

T.O. Mech. Penthouse +130'

T.O. Mech. Penthouse +108'

Main Entrance

Bike Lanes

Entrance Canopy

Point 225 Loading

New Electrical Equipment Behind Screenwall

Gas Meters

Point 225 Electrical Easement

ELBOW STREET
(Pedestrian Only)

Bike Room Entrance

Cafe Entrance

Parking Garage Entrance

22'

104'-6"

82'-6"

121'

187'

11'

55'

137'-6"

82'-6"

11'

44'

RICHMOND STREET

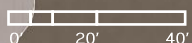
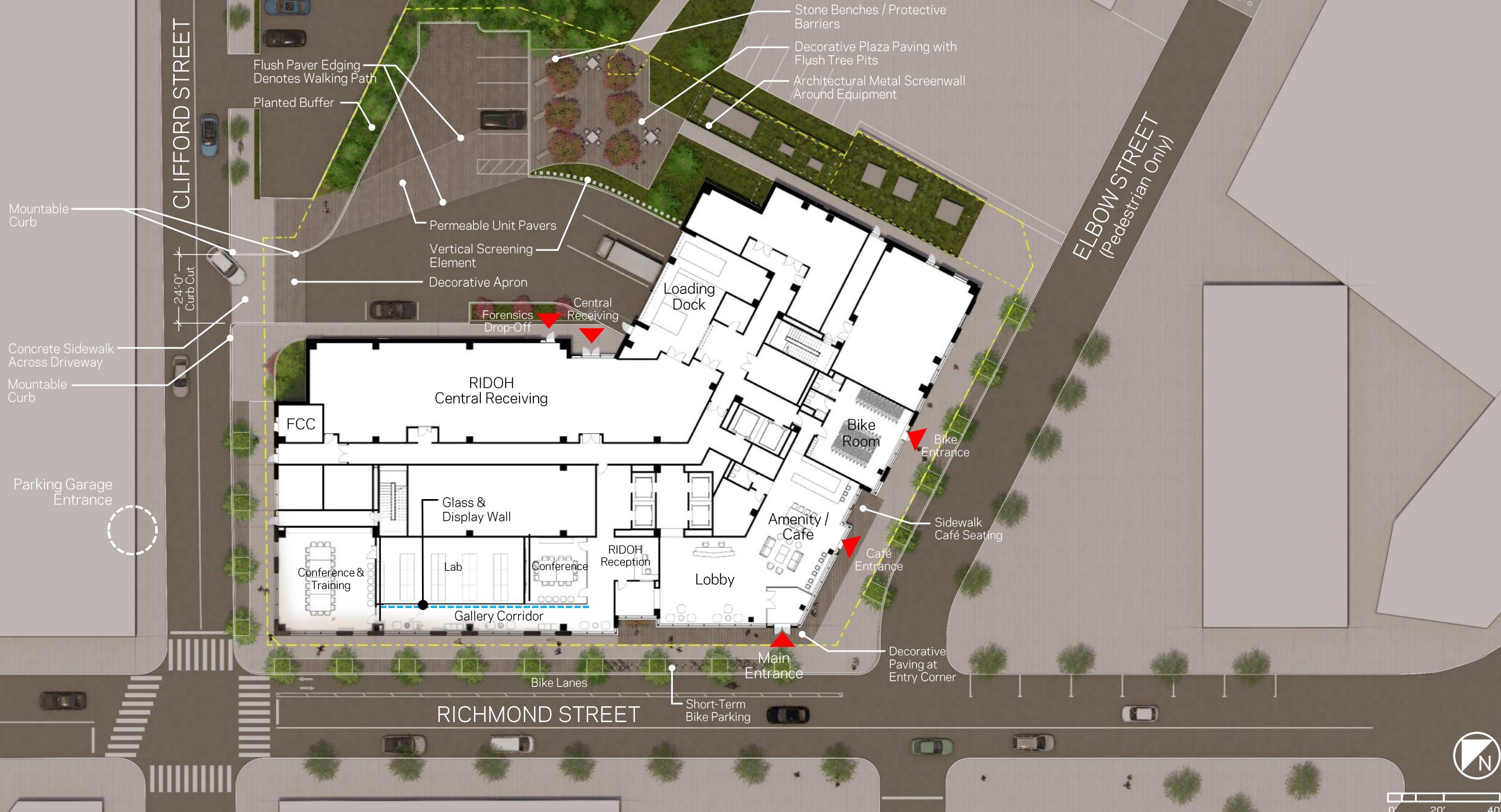
Two-Way

Plaza



0' 20' 40'

SITE PLAN



■ BUILDING CORNER



| BUILDING CORNER



FROM CLIFFORD STREET



FROM 225 PLAZA



I BUILDING MATERIALS



Perforated Metal
Screenwall



Ground Floor
Brick, Cast Concrete or
Cast Stone



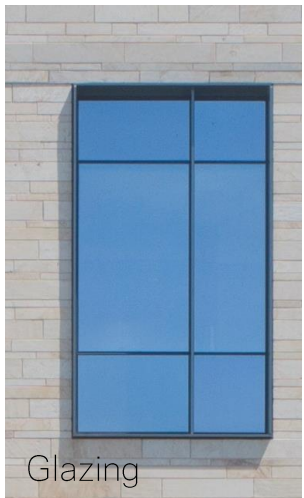
Terracotta
Color and Finish



Terracotta
Profile

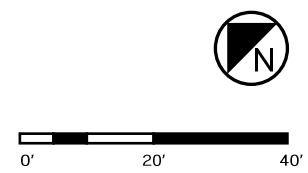
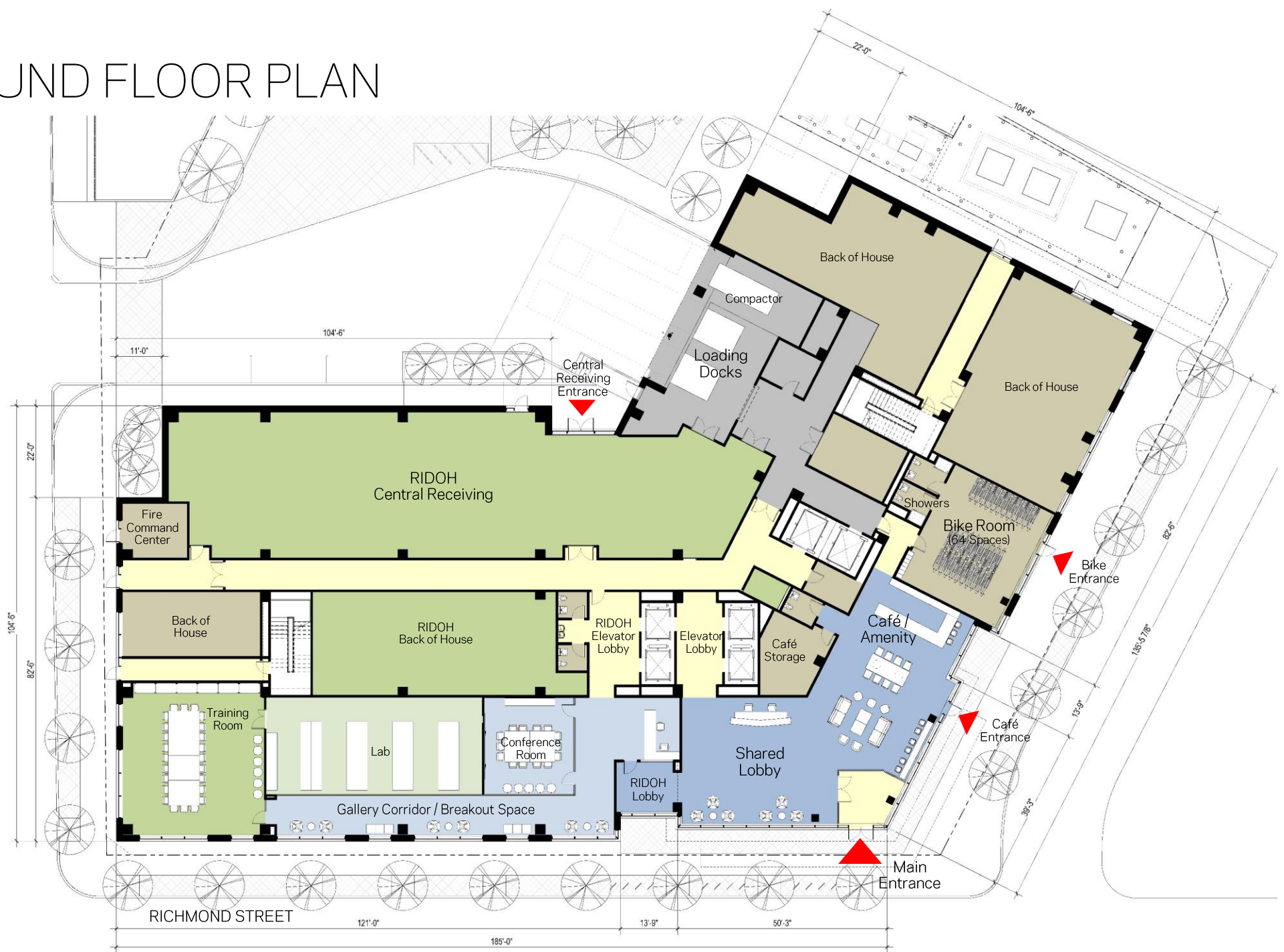


GFRC Panel

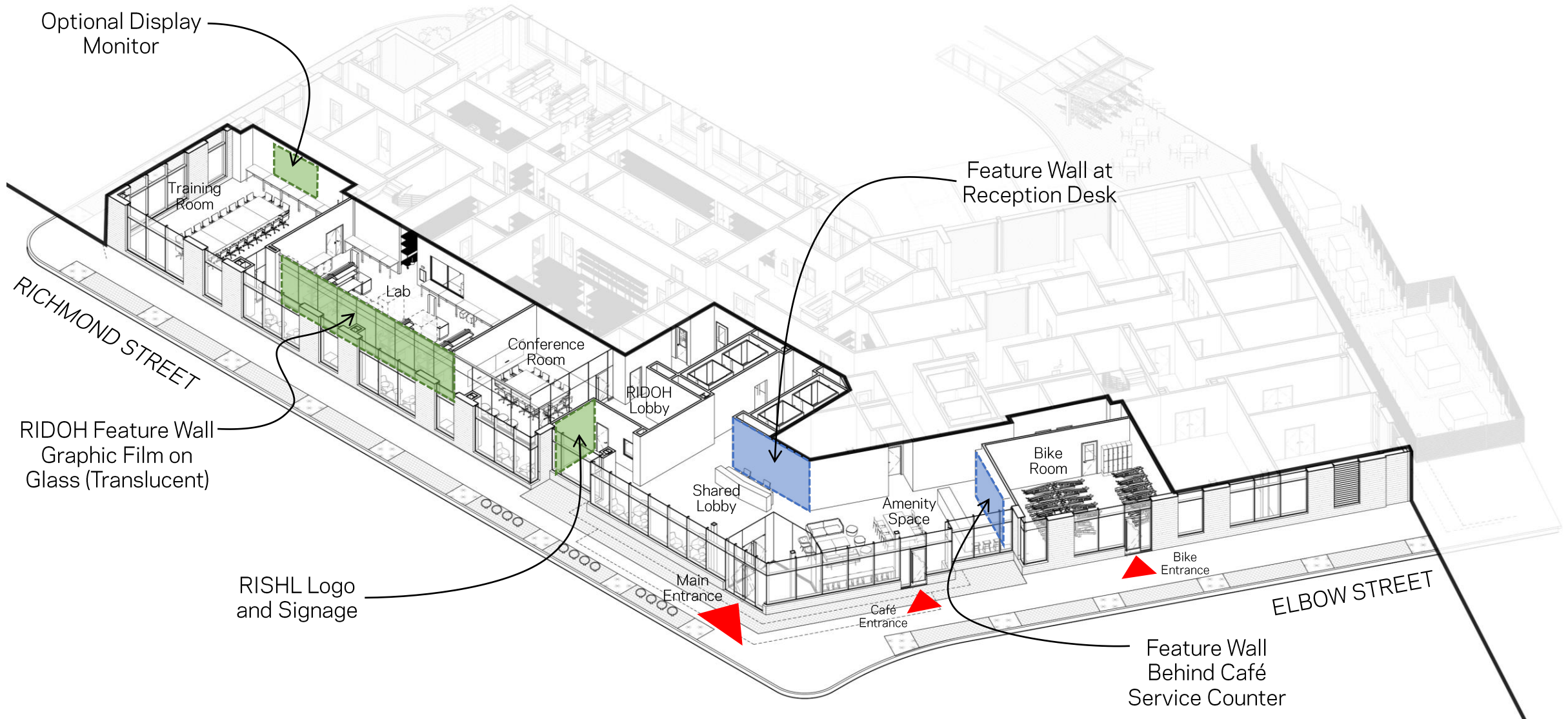


Glazing

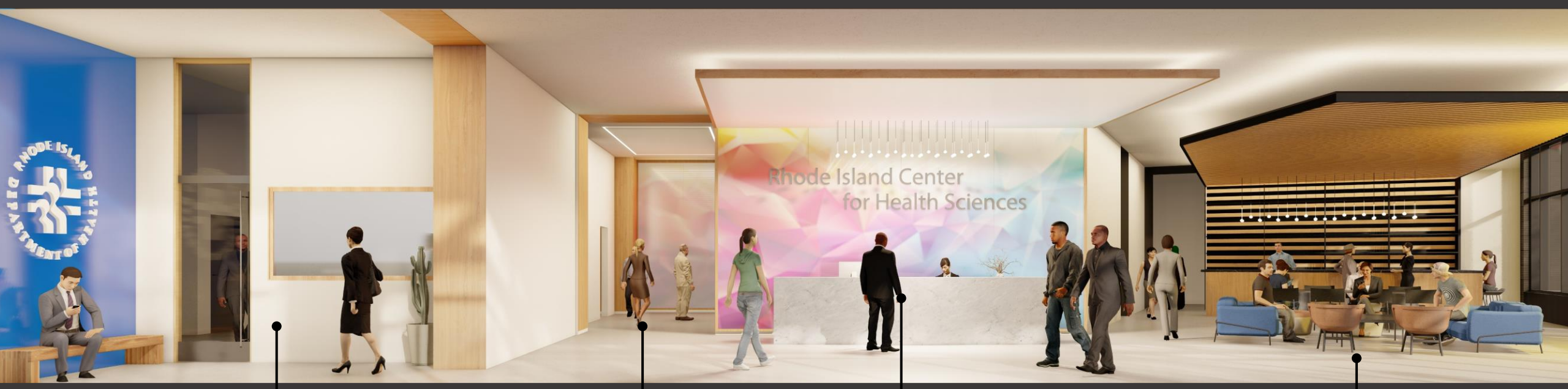
GROUND FLOOR PLAN



STREET ACTIVATION AND FEATURE WALLS



SHARED ENTRY AND LOBBY



RIDOH
Lobby

Tenant
Elevators

Reception

Amenity and
Café Space



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