Parcel 9 East Building

Concept Plan Approval
November 9, 2022

PENNROSE BETA tat

Agenda

- Program Overview
- Design Updates
- Development Timeline
- Context & Site Plan
- Building Façade & Envelope

Program Overview

- 61 units
  - Studios, one-, two-, and three-bedrooms
  - A range of income levels to meet state and local housing priorities
- Amenities include:
  - Fitness Center
  - Roof Deck, Green Roof
  - Community Room
  - Secure Bike Storage
  - Courtyard, playground (shared with the West Building)
- On-site Property Management
  - Offices and meeting rooms, mail and package room
- **Garage Parking (16 spaces, was 18)**
  - In addition to West Building spaces
  - New street parking

EAST BUILDING UNIT MIX

Floor	STUDIO	1 BEDROOM	1 BR + DEN	2 BEDROOM	3 BEDROOM	1 BR TH	2 BR TH	TOTAL
1	-	-	-	-	-	1	2	3
2	1	3	2	7	1	-	-	14
3	1	4	2	7	1	-	-	15
4	1	4	2	7	1	-	-	15
5	1	4	2	6	1	-	-	14
	4	15	8	27	4	1	2	61

	Workforce			
	<30% AMI	<60% AMI	(<120% AMI)	Market	*Total*
	12	20	9	20	*61*
	20%	33%	15%	33%	*100%*

Parking Table

West Garage Parking Spaces	25
West Street Parking Spaces	4
West Loading Spaces	1
West Total Parking	30
West Ratio	0.45
*East Garage Parking Spaces	26
*East Street Parking Spaces	9
*East Loading Spaces	1
*East Total Parking	36
*East Ratio	0.55
Total Project Parking	**66**
Total Project Ratio	**0.49**
West Covered Bike Spaces	20
*East Covered Bike Spaces	71
Total Covered Bike Spaces	**91**

*to be provided in Phase Two

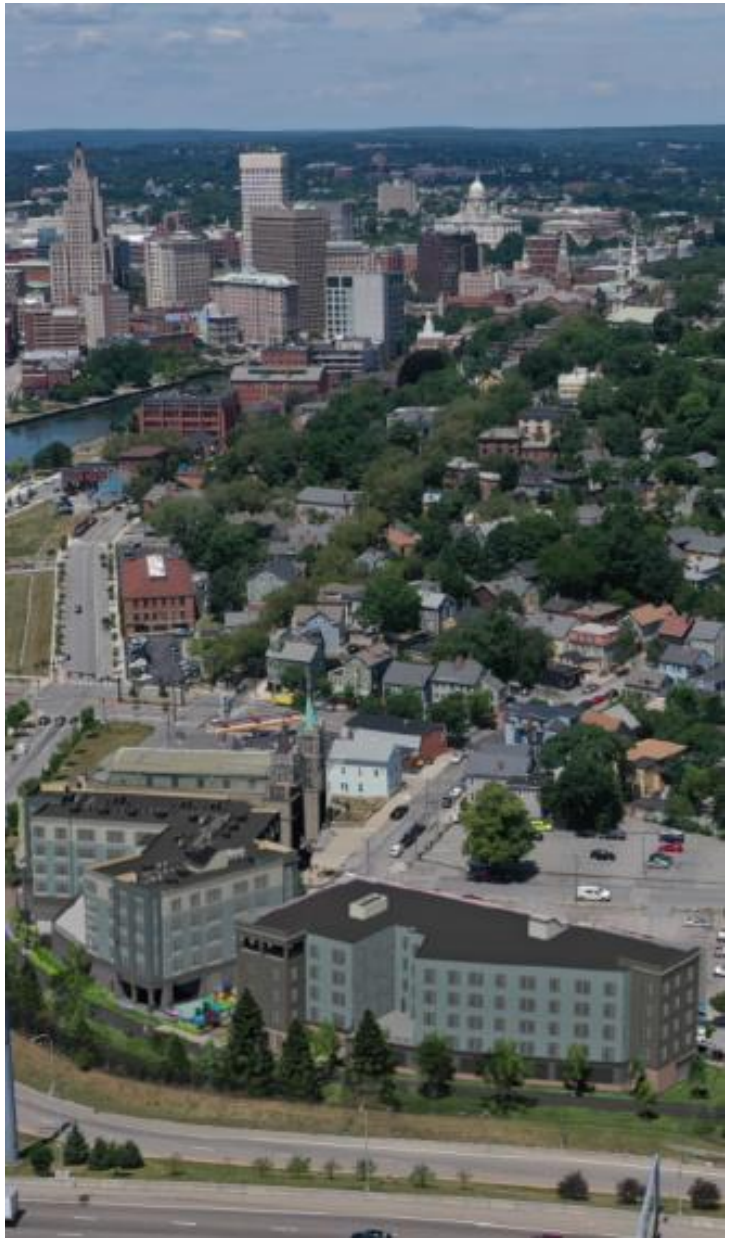
Development Timeline

East Building Development

- November 2022 – 2nd Concept Plan Meeting with I-195 District Commission
- December 2022 – Final Plan Meeting with I-195 District Commission
- December 2022 – Tax Credit Submission to Rhode Island Housing
- End 2022 – SHPO Approval (anticipated)
- Early 2023 – Additional Funding Applications (construction begins on the West Building)
- May 2023 – Rhode Island Housing Funding Announcements
- Fall/Winter 2023/24 – (if awarded) Closing and Construction Start

Community Outreach – *Ongoing*

- Fox Point Neighborhood Association
- Providence Preservation Society
- Councilman John Goncalves - Providence Ward 1
- Our Lady of the Rosary Church



Parcel 9 | Phase II

Providence, RI | October 5, 2022 | 20024 | © The Architectural Team, Inc.

Aerial Looking South

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Original Site Plan
PROP. SHADE TREE (TYP.)
PROP. WCR (TYP.)
GEORGE M. COHAN BOULEVARD
BROOK STREET
PROP. PAVERS (TYP.)
PROP. CEMENT CONC. WALK (TYP.)
PROP. PARKING STRIPING (TYP.)
PROP. PLANTING AREA (TYP.)
PROP. CEMENT CONC. WALK (TYP.)
PROP. BENCH (TYP.)
PROP. PLANTING AREA (TYP.)
PROP. PAVERS (TYP.)
TEMPORARY BIKE STORAGE
EXIST. BIKE PATH (TYP.)
PROPERTY LINE
PROP. UTILITY SCREEN FENCE
PROP. ORNAMENTAL FENCE (TYP.)
PROP. PAVERS (TYP.)
PROP. CEMENT CONC. WALK (TYP.)
PROP. LANDSCAPE CURB (TYP)
INTERSTATE ROUTE 195
STATE HIGHWAY PLAT NO. 2798
PROP. BIKE RACK (TYP.)


Updated Site Plan
PROP. PARKING STRIPING (TYP)
GEORGE M. COHAN BOULEVARD
PROP. WCR (TYP)
EXIST. BIKE PATH (TYP)
PROP. SHADE TREE (TYP)
PROP. PLANTING (TYP)
PROPOSED HERRINGBONE PAVERS (TYP)
PROP. BENCH (TYP)
PROP. FEATURE LIGHTS (TYP)
PROP. PAVERS (TYP)
PROPERTY LINE
RUBBER SURFACE
PROP. CONCRETE WALK (TYP)
PLAYGROUND BENCH BY OTHERS
INTERSTATE ROUTE 195
STATE HIGHWAY PLAT NO. 2798
PROP. BIKE RACK (TYP)
EXIST CHAIN LINK FENCE (TYP)

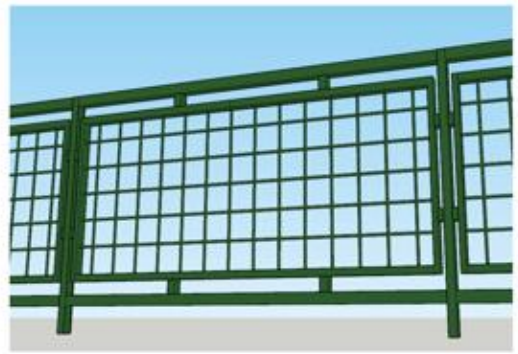
Site Circulation Plan

Detailed Courtyard Plan

BENCHES

SMALL SEATING

CATENARY LIGHTS



MESH FENCE

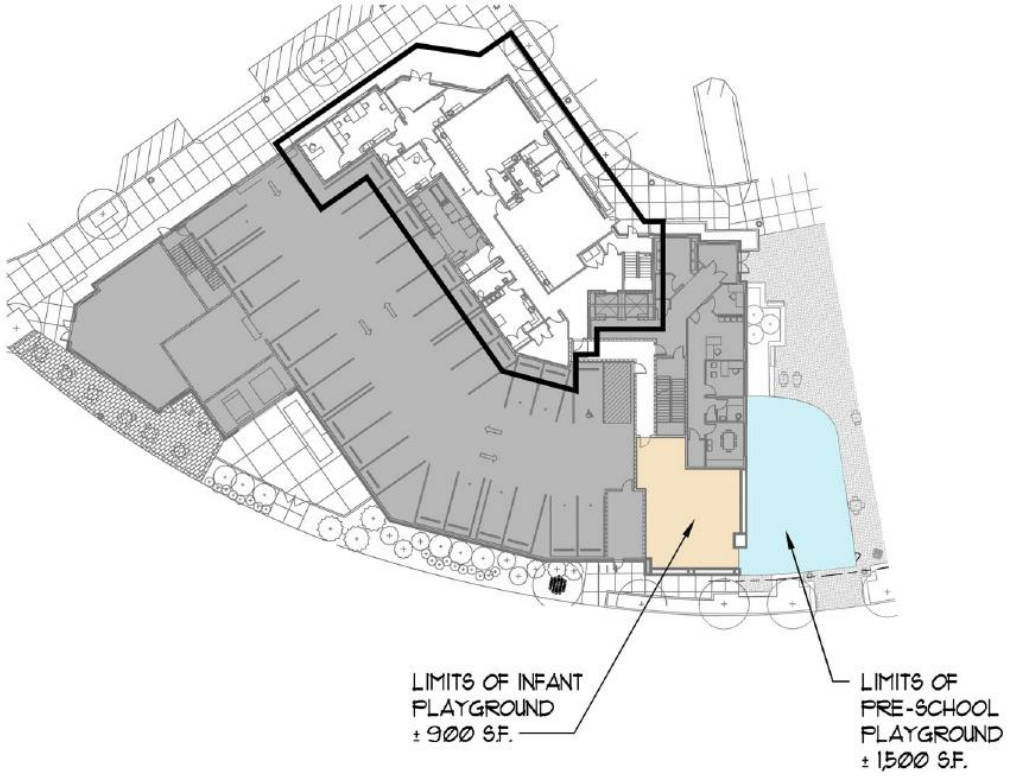
ADIRONDACK CHAIRS

PAVERS

Courtyard, Precedent Images

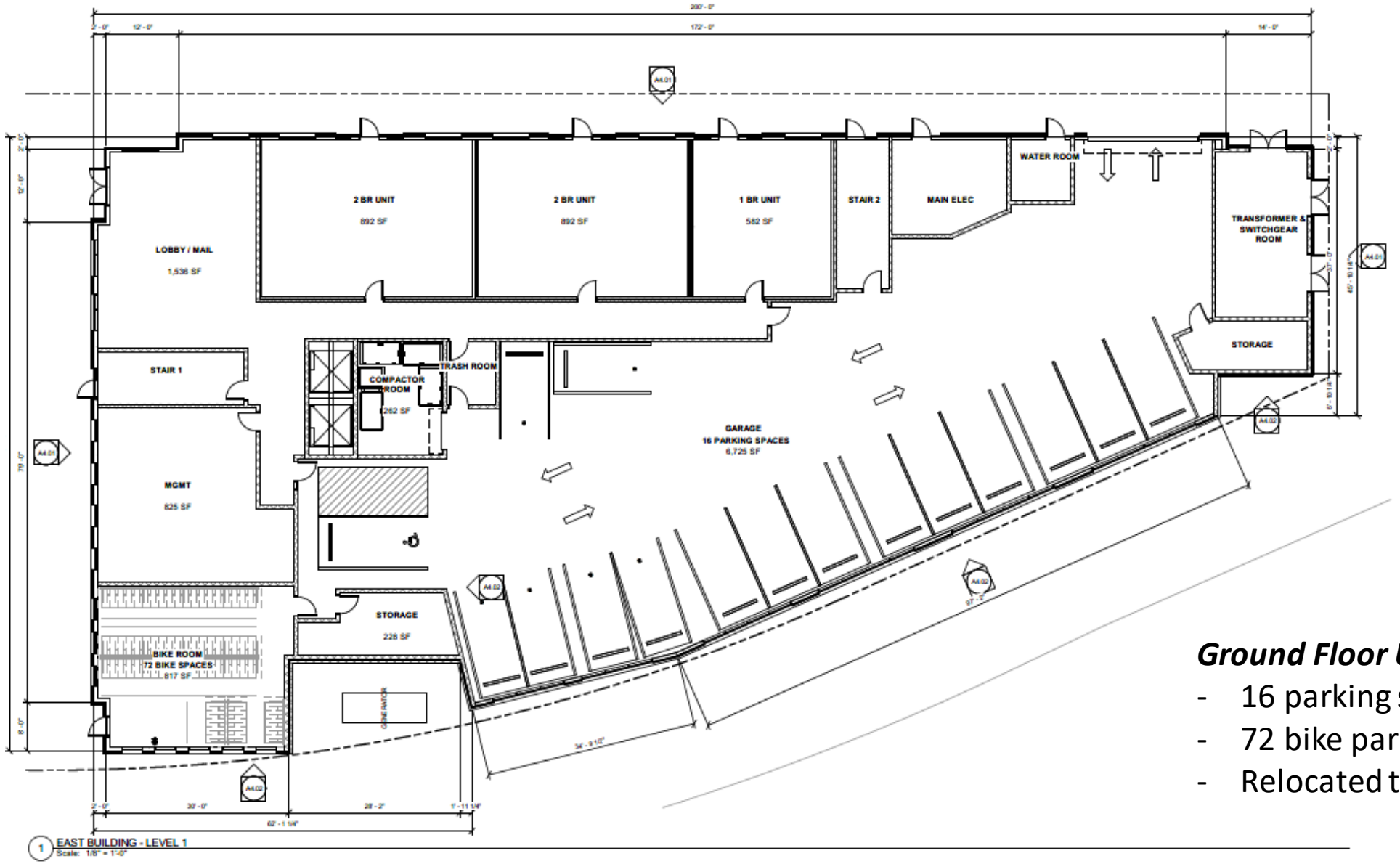
b. Since the play area enclosure is the dominant visual feature in the courtyard, provide more clarity on the code requirements and design characteristics.

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?



b. The play area square footage is determined by code and HeadStart (750 SF/preschool classroom). The fence, gate, and lighting plans are supported by the childcare organization as shown

c. The childcare will have priority use for the play area while the day care is in session (approximately 7:30am to 4pm), with residents having access to the play area after hours. Clear signage describing use regulations will be posted.



Ground Floor Updates

- 16 parking spaces
- 72 bike parking spaces
- Relocated transformer, switchgear

Parcel 9, Providence, RI

PENNROSE
Bricks & Mortar | Heart & Soul

Second Floor Plan

Typical Upper Floor Plan

Aerial Perspective - Looking North

Perspective View from Traverse Street

1. *Residential entryways need refinement and a more nuanced design treatment.*
   a. *The primary residential lobby entryway should be emphasized more through building massing, facade design, a more exaggerated canopy, and planting and hardscape strategy.*
   Response: Panels have been added connecting two floors of windows on both sides at the main entry corner to break up the massing of the patterned siding. The asymmetrical canopy at the main entry has been enlarged over the door. Additional articulation will be provided with landscape features, see separate memo provided by BETA.
   b. *Ground floor residential entries need more effective spatial buffering between the doorways and public sidewalk to create the feeling of a protected transition from private to public. This can be achieved through planting strategies described in the Phase 1 feedback repeated above, along with use of canopies and, if possible, setting entries back from the primary facade plane.*
   Response: The material change and canopies at the ground floor unit entries along Bessie Way have been widened to give them more prominence on the street. Additional articulation will be provided with landscape features, see separate memo provided by BETA.

Perspective View from Parking Lot (across Traverse Street)

2. *The use of screening for the garage podium needs refinement.*
    a. *Use of metal screen for parking area may not be appropriate for Bessie Way frontage. Explore the feasibility of introducing plantings that grow up these screens.*
    Response: Metal screens have been removed along Bessie Way due to changes in interior program. Added exterior doors surrounded by panels to align with openings above

Perspective View from Bessie Way

b. *Wherever a metal screen is used, the rhythm of screens should have a common logic that connects the ground floor with the rhythm of window openings on upper stories. The garage openings do not need to be identical to the windows above, but the solid areas between the garage openings should align with some part of the solid wall sections between windows above. The larger goal is to have the vertical forces of the facade above make their way all the way to the ground.*

Response: Metal screen at the garage level, facing the City Walk, have been adjusted to align with series of openings on floors above

Perspective View from I-195

c. *Ground floor material composition along City Walk has too many elements. Suggest reducing to brick and screen only, removing the brown colored fiber cement element along the garage level elevation.*

Response: In an effort to be sensitive to cost, the proposed masonry is used as a low wall at the ground for durability and as a backing to the "crashwall" for the garage. Fiber cement panels are used above the masonry to continue the verticals from above. The design team can explore the use of other colors for the panels, if desired.

d. *The design of the ground floor garage screens needs to be further developed with an intentional strategy that includes framing elements as part of the composition.*

Response: Metal screen panels at the garage level, facing the City Walk, have been adjusted to align with series of openings on floors above

Perspective View from I-195

Previous Elevation Proposed

Continuation of the dominant cornice line across tower elements at the termini of the upper story c-shaped floor plan dilutes the massing logic of these distinctive endcaps.

a. *Currently the fifth-floor enclosed porch facing City Walk appears top heavy with the thick parapet wall/roof over the porch. The belt course/cornice that extends from the main building mass only intensifies this. Suggest converting the fifth-floor enclosed porch to an open terrace while retaining cornice behind it.*

Response: The roof over the fifth-floor deck has been removed and the patterned siding has been continued around. Openings at this top level have been grouped in pairs with panels.

Previous Elevation Proposed

b. *For the short end where the tower element is facing the highway, suggest eliminating the cornice allowing the tower to extend above it, or eliminating parapet so that the tower element comes down to align with the cornice line.*
Response: The height of the east-facing volume has been reduced so that it is no longer a 'tower' element; this felt out of balance once the roof over the deck was removed. The parapet height of the patterned siding (top floor) has been raised to give this more prominence. Panels have been added above the windows to enlarge the appearance of the opening while helping reduce the top-heaviness of the higher parapet.

ELEVATION ENLARGEMENT - FRONT

The design review panel needs more clarity on pattern, orientation, scale, texture, and color of all cladding materials to be able to evaluate the overall effect, especially for the penthouse diagonal "scale" pattern cladding and the metal screens used on the ground floor (see comment above). Provide photographs and product information of products selected.

Response: With long frontage facing Bessie Way, the façade is designed with vertical elements to break up the length of the massing: taller windows, vertical plank siding, and panels added to the windows and doors to enlarge the openings. See attached MAT-1 sheet for primary materials and alternates, along with precedent images of materials being proposed. Materials are currently being evaluated based on price and forecasted lead times; should any materials be cost-prohibitive or unavailable, the design team will contact the Design Review Board to discuss alternates

(E) JAMES HARDIE VERTICAL SIDING
COLOR: IRON GRAY
ALUMINUM TRIM REVEALS AS NEEDED

(C) JANDRIS BLOCK GROUND FACE CMU
COLOR: 9306
PATTERN: RUNNING BOND
SIZES: 4X16X4, 12X16X4

(F) CAMBRIDGE ARCHITECTURAL METALS
CUBIST MESH PANELS WITH FRAMED
ATTACHMENT SYSTEM

(D) JAMES HARDIE LAP SIDING
COLOR: BOOTHBAY BLUE
4" EXPOSURE AT FLOOR BANDS
7" EXPOSURE AT WINDOWS

(A) ATAS CASTLETOP DIAMOND METAL WALL PANELS
COLOR: DOVE GRAY

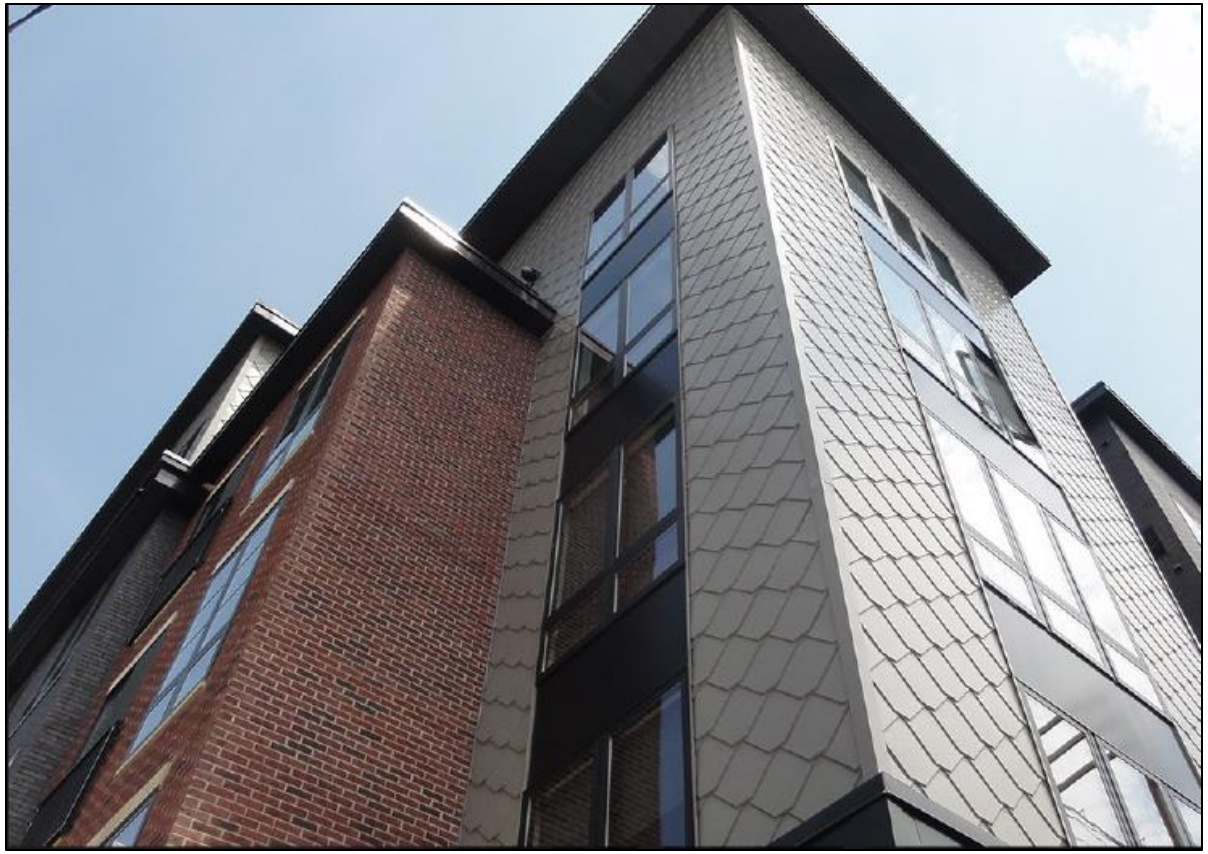
ALT: JAMES HARDIE SHINGLE SIDING
COLOR: PEARL GRAY

(B) NICHIHA WALL PANELS WITH VERTICAL AND HORIZONTAL CLIP SYSTEMS
COLOR: VINTAGE WOOD BARK

ALT: CERACLAD URBAN CEDAR SERIES
COLOR: ESPRESSO
VERTICAL AND HORIZONTAL CLIP SYSTEMS

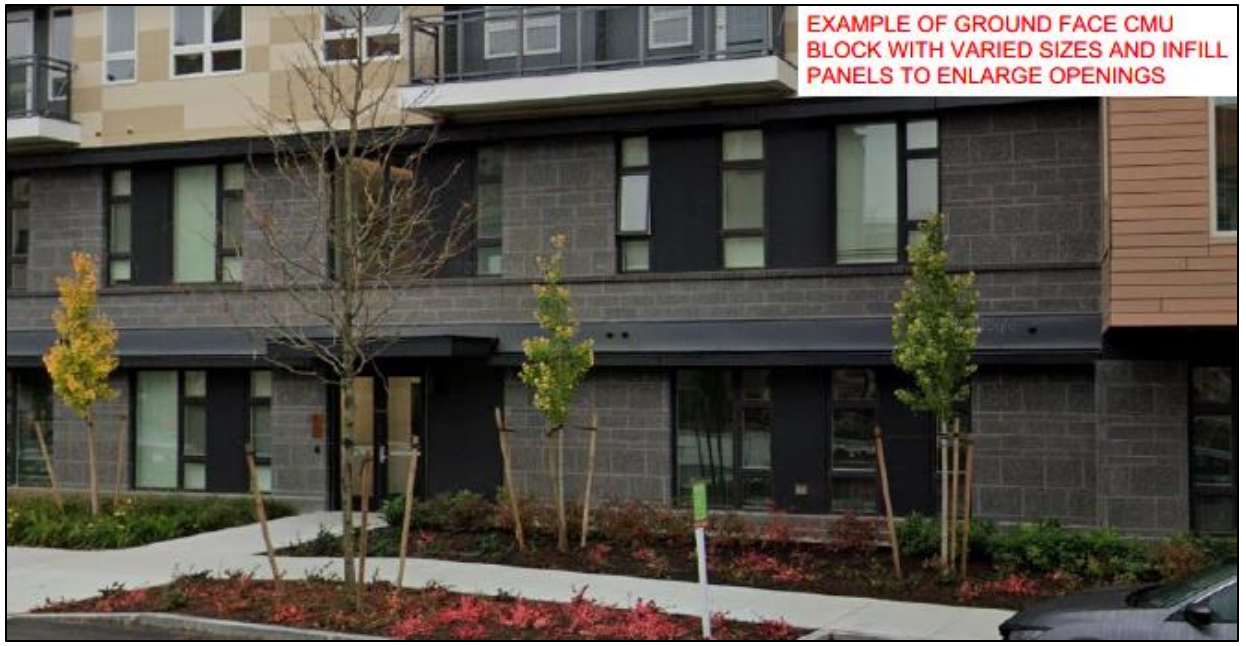
ELEVATION ENLARGEMENT - REAR

Design Precedents
Diamond-Shaped "Scale" Cladding



Design Precedents

Vertical Board Siding and CMU




Thank You!