

Subject: Parcel 8 and 8A

Date: Tuesday, October 25, 2022 at 11:39:43 AM Eastern Daylight Time

From: Richard Baccari II

To: Questions

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I object to the height and placement of the Parcel 8 residential tower. It will create a detrimental impact on my property value as designed. The building should be designed to be along the west boundary and leave space between our property to allow for sunlight and proper view corridors. I also have concerns about how the new building will be built and how it will impact the existing retaining wall that holds back the earth from our parking lot. The property should be designed to leave additional space to prevent grading and drainage issues on my property at 580 South Water Street. How will the traffic enter and enter the site? The screening of the parking garage needs to be done properly to block any headlights from shining into my building and interrupting the quality of life inside and outside our building. I suggest that a meeting be held between us to coordinate and resolve these and any other issues that get raised during the design process.

Richard Baccari II
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REVISED Parcel 8/8A conceptual design public comment Oct 19

Leslie Myers <lesliemyers02@gmail.com>

Wed 10/19/2022 8:39 PM

To: Amber Ilcisko <ailcisko@195district.com>;Caroline Skuncik <cskuncik@195district.com>;Questions <questions@195district.com>

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Bob Davis, Chair, and Commissioners,

Fox Point is pleased with the choice of D+P Real Estate & Truth Box Inc. as developers of parcel 8/8A. Their architectural design has improved immensely with a new choice for designer, while revised programming has greatly improved functionality. Fox Point welcomes the addition of affordable rent units and an anchor tenant in Bank RI. I have two recommendations:

Eliminate floor-to-ceiling, edge-to-edge, glass on south facade:

I recommend that windows and exterior walls, especially on the south facade, require an acoustic rating above STC 40 for acceptable noise reduction for residences along the highway.

Windows are expensive, and STC 40+ windows (sound transmission class 40+) which reduce noise transmission are even more expensive.

Conventionally, it is the architect's charge to design a great building with no consideration of cost. Feasibility and cost is the client's charge, D+P & Truth Box. Whether it was too early in the development process for due diligence, or not, workforce housing and affordable housing cannot be delivered with south-facing corner-to-corner full glass exposure, with good thermal specifications and--the clincher--good sound transmission reduction specifications. It is an impossibility.

On-site property management:

Switch out some of the ground floor office/retail space for on-site property management. In the past, I have pointed out to the Commission that on-site management would improve car/truck/cyclist/and pedestrian street congestion by organizing drop-off and pick-up location/scheduling of temporary double-parked vehicles. A designated 30-min parking spot would go even further. The Commission's own traffic study revealed that unpredictable truck parking was a major factor for street congestion, unsafe and un-neighborly street life on all District land and South Main Street.

At capacity, the 8/8A building's roughly 200 residents and up to 100 bank office employees will need frequent and singular deliveries of packages and meals 5-7 days/week, making a single receiving/pickup point essential. Secondly, the neighborhood cannot afford to sacrifice livability for larger commercial box truck deliveries which arrive and depart ad hoc; the building's management must control their schedules. As a resident, I have observed a majority of pre-dawn commercial deliveries on Wickenden Street, with a clear functioning commercial neighborhood by day. This exciting new pocket neighborhood which includes parcel 8/8A deserves no less.

Sincerely,
Leslie Myers
FPNA Design Representative

RI State Laboratories and Center for Life Sciences, conceptual review comment

Leslie Myers <lesliemyers02@gmail.com>

Mon 10/17/2022 1:33 PM

To: Amber Ilcisko <ailcisko@195district.com>;Caroline Skuncik <cskuncik@195district.com>;Questions <questions@195district.com>

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Bob Davis, Chair, and Commissioners,

The proposed project for Parcel 25, RIDOH Labs with Brown University as tenant, is a huge win for the City of Providence and the State of RI. I appreciate what a difficult--and successful--endeavor it must have been for the negotiating parties: the I-195 District Commission, the RI Commerce Corporation, RI Dept. of Health, the State of RI, and Ancor L&G.

I see only one failure in an otherwise sophisticated architectural design by HO+K: the facade materials for the mechanicals penthouse and mechanicals screening above, with a combined height of 46 feet! It reads as a monstrosity of massing, and a threat to an otherwise nicely developing skyline in the Jewelry District. Please see attached doc for details.

Sincerely,

Leslie Myers

FPNA Design Representative

Parcel 9 Phase 2 conceptual design comments

Leslie Myers <lesliemyers02@gmail.com>

Mon 10/17/2022 1:37 PM

To: Amber Ilcisko <ailcisko@195district.com>; Caroline Skuncik <cskuncik@195district.com>; Questions <questions@195district.com>

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Bob Davis, Chair, and Commissioners,

Parcel 9, both east and west, have come a long way on all levels--programmatically, affordability, and public space design. The project is an admirable addition to Fox Point on many levels. Specifically I cite the shared amenities: connecting courtyard between CityWalk and streetside, childcare center, abundance of bicycle parking, and on-site property management.

As Parcel 9 design progresses in more detail, October 19 and beyond, I ask the Commission to keep an eye on a significant technical specification:

Windows and exterior walls require an acoustic rating above STC 40 for acceptable noise reduction in residences and commercial buildings along the highway.

An exterior wall of good quality has a rating in the 40s anyway, so this should not be an issue, unless a developer is cutting corners to maximize profit.

However, windows are expensive. Thermal performance is always considered, but not necessarily acoustic performance. It comes as a surprise that thermal dual-pane windows do not in themselves reduce sound better than single pane windows. A single pane acoustic-reduction window performs better, regarding noise, than a thermal double-pane window.

Therefore, the best window solution will be thermal (double-paned) and sound-reducing (with an internal laminate and air-tight assembly).

Until the STC (sound transmission class) rating is up in the 40's, exterior noise is not reduced enough to stop it from interfering with daily living (and sleeping) for its occupants, resulting in the need to turn up the volume on TVs, music, media, and voice, which of course only compounds the problem for everyone.

Sincerely,

Leslie Myers

FPNA Design Representative