

I-195 REDEVELOPMENT DISTRICT

RESOLUTION REGARDING APPROVAL OF REVISED DEVELOPMENT PLAN FOR LOT 401, PLAT 20 BAC CVP ALOFT LLC

July 24, 2019

- WHEREAS: In accordance with Sections 1801 and 1907 of the Providence Zoning Ordinance, the Providence Downtown Design Review Committee (“DDRC”), acting pursuant to a Memorandum of Understanding between the District and DDRC (the “MOU”), held public hearings on February 13, 2017 and on April 10, 2017 for the purpose of reviewing the development plan for a mixed-use project on I-195 Redevelopment District (“District”) Parcels 22 and 25 (now Lots 400 and 401 on Plat 20) submitted to the District by Wexford Science & Technology, LLC (“Wexford”) (the development plan hereinafter referenced to as the “Original Development Plan”); and
- WHEREAS: The DDRC recommended approval of the Original Development Plan by the District based upon certain findings of fact, which findings are set forth in DDRC Resolution 17.05 dated April 27, 2017 (the “2017 DDRC Resolutions”); and
- WHEREAS: Pursuant to Resolution dated May 15, 2017, the Commission adopted the findings contained in the 2017 DDRC Resolutions and approved the Original Development Plan; and
- WHEREAS: Wexford has conveyed Lot 401 and all associated rights, permits and approvals to BAC CVP ALOFT LLC (“BAC”) and BAC has proposed certain revisions to the Original Development Plan with respect to the hotel to be built on Lot 401 (as revised, the “Revised Development Plan”); and
- WHEREAS: Pursuant to the MOU, the DDRC held a public hearing on July 8, 2019 with respect to the Revised Development Plan and the DDRC has recommended approval by the District of the Revised Development Plan based on certain findings of fact and subject to certain conditions, which findings and conditions are set forth in DDRC Resolution 19-11 dated July 15, 2019, and DDRC letter dated July 24, 2019, copies of which are attached to this Resolution as Exhibits A-1 and A-2 and are adopted and incorporated by reference herein (collectively, the “2019 DDRC Resolution”); and
- WHEREAS: Pursuant to letter to the District dated July 22, 2019, a copy of which is attached to this Resolution as Exhibit B, the State Historic Preservation Officer has concurred with the findings of the DDRC and finds that the Revised Development Plan will have no adverse effect on historic resources; and

WHEREAS: Pursuant to the I-195 Redevelopment Act of 2011, the Commission is charged with approving all plans for development within the I-195 Redevelopment District;

NOW, THEREFORE, acting by and through its Commissioners, the District hereby resolves as follows:

RESOLVED: That the District hereby adopts the findings contained in the 2019 DDRC Resolution and approves the Revised Development Plan; and

RESOLVED: That each of the Chairperson and the Acting Executive Director in his or her individual capacity be, and each hereby is, authorized to execute and deliver a Certificate of Development Plan Approval to BAC or its nominee consistent with the foregoing vote.



Downtown Design Review Committee
Jorge O. Elorza, Mayor

July 15, 2019

APPLICANT

CV Properties LLC
451 D Street, Suite 100
Boston, MA 02210

OWNER

I-195 Redevelopment District Commission
315 Iron Horse Way, Ste. 101
Providence, RI 02908

RESOLUTION 19-11
Application 17.05

WHEREAS, the DDRC and the I-195 Commission entered into a Memorandum of Understanding (MOU), wherein the Commission "will utilize the DDRC and its staff to perform review of all development applications in the manner and according to the timelines set forth in the Zoning Ordinance. The DDRC agrees to perform such development application reviews, in an advisory capacity to, and in consultation with the District, on such basis;" and

WHEREAS, the applicant, CV Properties LLC, appeared before the Downtown Design Review Committee (DDRC) for a modification to an approved project at 229 Dyer Street, Plat 20, Lot 401; and

WHEREAS, the Committee held a meeting on the matter on Monday, July 8, 2019 at which time testimony was heard from Yvette Tetreault, applicant, and David Manfredi, architect; and

WHEREAS, the Committee members individually viewed the site which is the subject of the application; and

WHEREAS, based upon the evidence presented, the Committee makes the following findings of fact:

1. 229 Dyer Street is a vacant lot with no architectural or historic significance.
2. The proposed changes consist of exterior design modifications to the approved construction of a new hotel building. The DDRC recommended final approval of the new construction at its meeting on 4/10/17. Waivers from Providence Zoning Ordinance Sections 606.A.4, 606.C.2, and 606.E.1 were granted by the I-195 Redevelopment District Commission on 5/15/17.
3. The modifications to the approved new construction presented to the DDRC will be in accord with the Development Standards set forth in Section 600 of the Providence Zoning Ordinance, provided the following conditions are fulfilled.

Based on the above findings of fact, the Committee recommends that the I-195 Redevelopment District Commission approve the design modifications consistent with the DDRC's findings, and with the following conditions:

- I. On the Clifford Street elevation of the building, the architect is to increase the transparency on the ground floor and on the upper floors. If the project cannot achieve 35% on the upper floors of the Clifford Street elevation, a waiver will need to be sought.
- II. The architect is to reconsider the areas of blank brick wall on the 7th floor of the building, west, south and east elevations.
- III. The architect is to reconsider the exterior cladding for the rooftop screening.
- IV. The architect is to reconsider the use of corrugated metal on the 6-story section of the hotel building as the primary exterior cladding system. The Committee recommended the introduction of a flat metal panel system to minimize the amount of corrugated metal.
- V. The architect is to reexamine the bulkiness of the 7th floor terrace roof and columns, and ground floor columns.
- VI. The architect is to consider narrowing the band element that runs horizontally along the Dyer and Dorrance Street elevations and vertically on the Clifford Street elevation. It was recommended that the architect reexamine how the band engages with the windows on the Clifford Street elevation.
- VII. DDRC Staff is to review the above referenced design revisions.
- VIII. Revised plans will need to be submitted to staff. Staff will determine if the revisions are in accord with the Committee's recommendations. If staff finds that the above conditions have not been met, the applicant will need to return to the DDRC for additional review.

Once the final plans have been approved, the Certificate of Design Approval and a stamped copy of accompanying documentation will be forwarded to the applicant.



Kristi Gelnett, Chair

cc: Yvette Tetreault, CV Properties LLC
David Manfredi, Elkus Manfredi
Caroline Skuncik, I-195 Redevelopment District Commission



Downtown Design Review Committee
Jorge O. Elorza, Mayor

July 24, 2019

Caroline Skuncik
Acting Executive Director
I-195 Redevelopment District
315 Iron Horse Way, Suite 101
Providence, RI 02908

Re: Aloft Hotel Design Modifications

Dear Ms. Skuncik,

This letter confirms that Downtown Design Review Committee (DDRC) staff has reviewed the latest design revisions to the proposed Aloft Hotel building at 229 Dyer Street, Providence, RI. As part of the final approval, DDRC staff was to review the revisions to the modified design, based on the Committee's comments and final recommendations made at the July 8, 2019 DDRC meeting. Those recommendations were part of the conditional final approval as listed in DDRC Resolution 19-11.

Staff has determined that the applicant has modified the design in response to the conditions contained in the resolution. Conditions I-III and V-VIII were addressed to staff's satisfaction. Condition IV required the applicant to "reconsider the use of corrugated metal on the 6-story section of the hotel building as the primary exterior cladding system. The Committee recommended the introduction of a flat metal panel system to minimize the amount of corrugated metal." The revised plan submitted to staff for review shows that a wider corrugated metal panel system was introduced on the building's exterior, in addition to the original corrugated metal panel system that was presented to the DDRC at the July 8th meeting.

In our conference call on July 23rd with architect Ariel Brain from Elkus Manfredi, Mr. Brain explained that the introduction of the flat metal panel system did not work well with the corrugated metal panel system and window framing. Also, Mr. Brain explained that other metal panel systems had been considered. However, the applicant's design team felt the corrugated metal panel system is the best and preferred exterior cladding material for this building.

While the Providence Zoning Ordinance permits the use of corrugated metal, it is not typical as a primary exterior cladding system for a building in the Downtown District. However, in this particular location (outside the Downcity District), and with the most recent design revision to the cladding system, staff has determined that its use is acceptable.

Sincerely,

Christopher J. Ise
Principal Planner/DDRC staff



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

HISTORICAL PRESERVATION & HERITAGE COMMISSION

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22 July 2019

Caroline Skuncik
Acting Executive Director
I-195 Redevelopment District
315 Iron Horse Way, Suite 101
Providence, Rhode Island 02908

Re: Aloft Hotel
229 Dyer Street, Providence

Dear Ms. Skuncik:

The staff of the Rhode Island Historical Preservation and Heritage Commission (RIHPHC) have reviewed the information that you submitted for the above-referenced project. This includes a presentation entitled "aloft Hotel Providence, RI" dated June 24, 2019, the Providence Downtown Design Review Committee (DDRC) Resolution 19-11, dated July 15, 2019, and three elevation renderings of the building which reflect the DDRC comments.

The RIHPHC staff have reviewed a previous design for the proposed hotel under a Rhode Island Coastal Resources Management Council permit application. Based on the information that you recently submitted, we have determined that the proposed construction will have no adverse effect on historic resources.

These comments are provided in accordance with the *Procedures for the Registration and Protection of Historic Properties of the Rhode Island Historical Preservation Commission* and with Section 106 of the National Historic Preservation Act. If you have any questions, please contact RIHPHC Deputy Director Jeffrey Emidy.

Yours very truly,

FOR John Paul Loether
Executive Director
State Historic Preservation Officer