

# Parcels 8 & 8A

# Concept Plan Summary

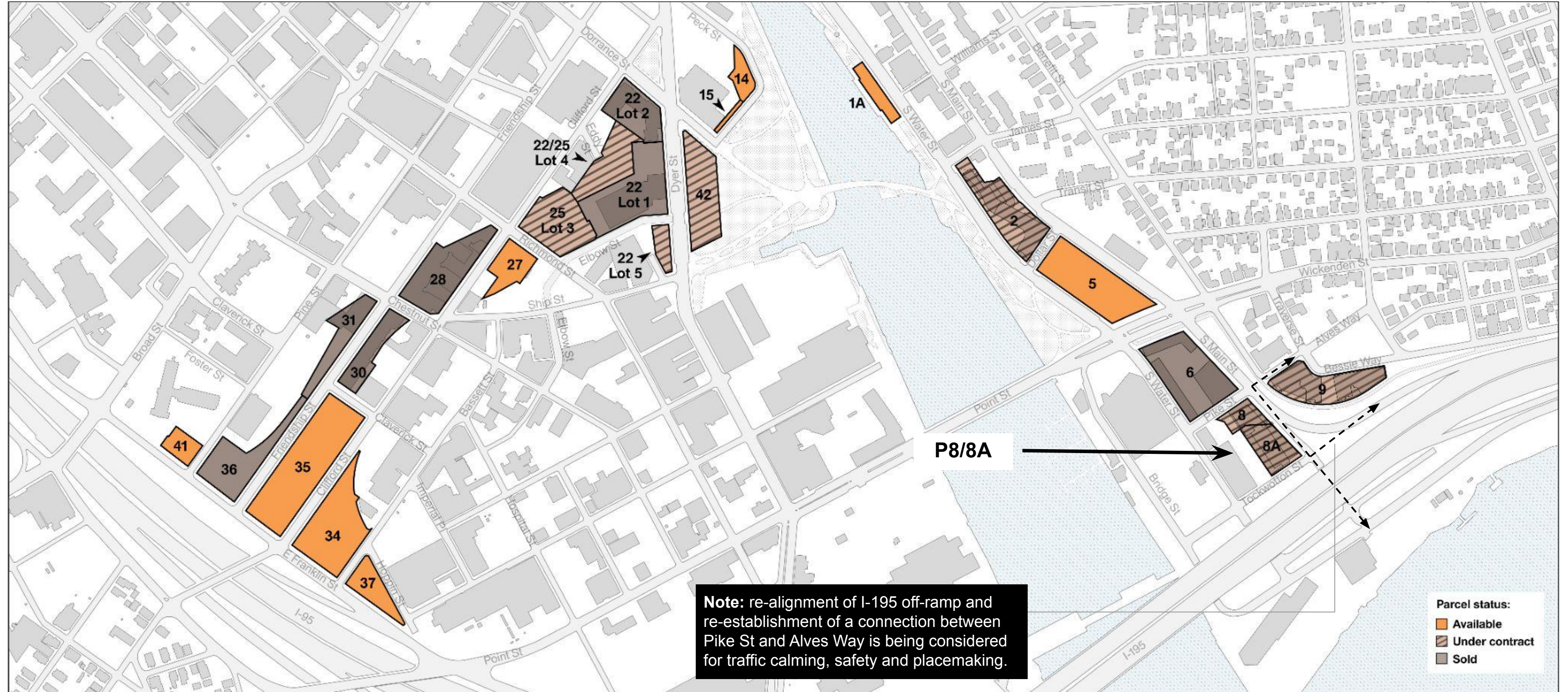
I-195 Redevelopment District Commission Meeting  
October 19, 2022

# Background & Context

Site Context

# Parcel 8 & 8A

## Urban Context



# Concept Plan Submission

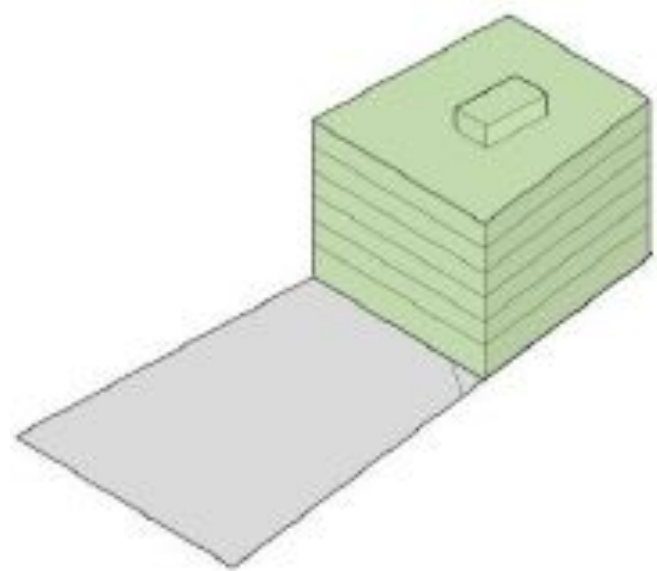
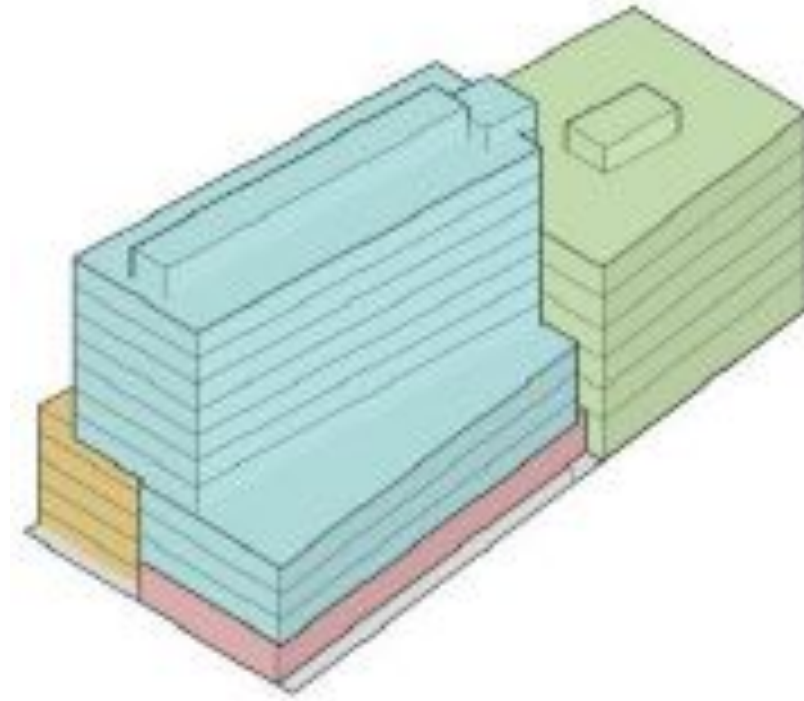
**Developer:** D+P and Truth Box

**Program:** 55,000 sf Bank RI headquarters, 95 units mixed-income rental housing, and 7,000 sf of retail/lobby/amenity space

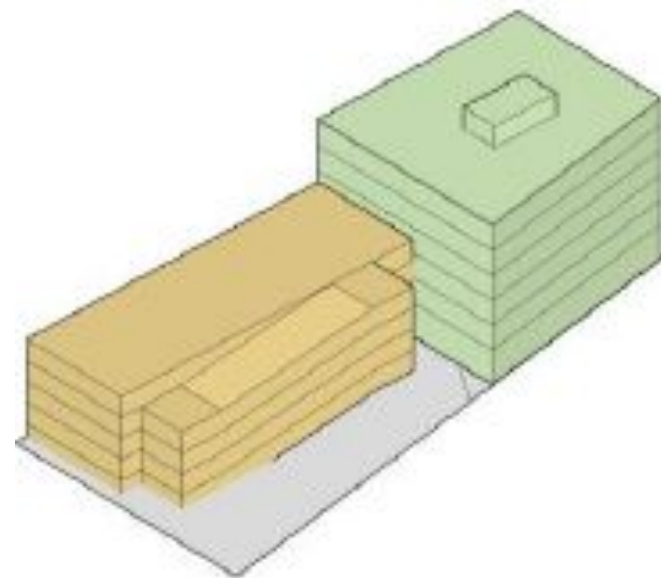
**Architect:** Perkins Eastman

# Massing

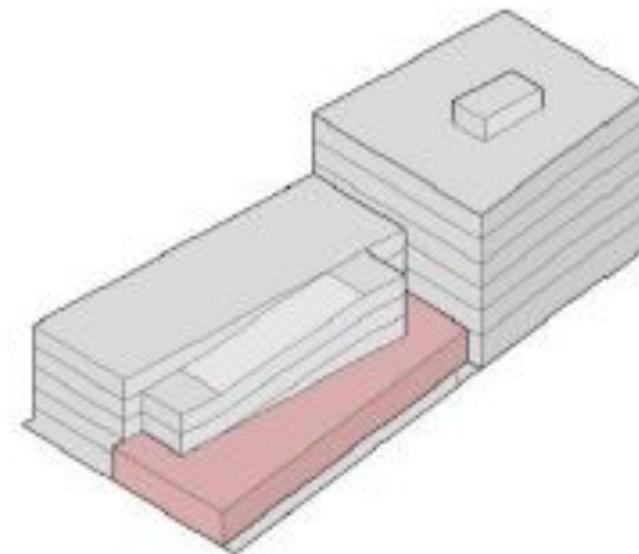
- Massing and parking layout approach enable an active frontage on South Main Street
- Massing sets residential tower massing back from South Main Street after the 4th story, resulting in a smaller scale along most of South Main Street with the office building standing out as the more visually prominent element from the street.



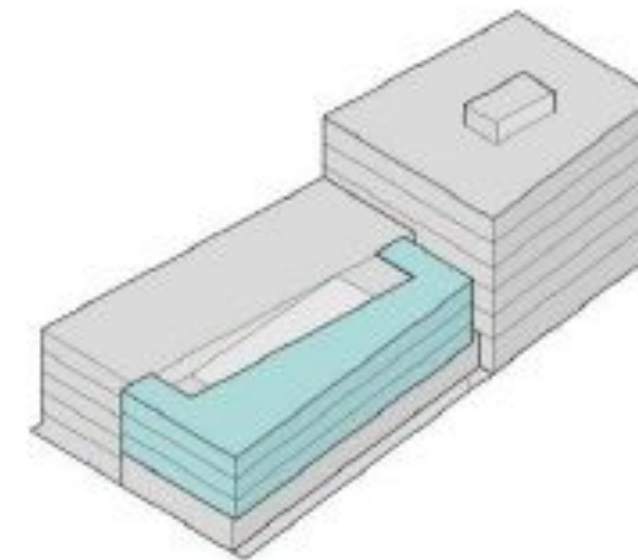
Office HQ



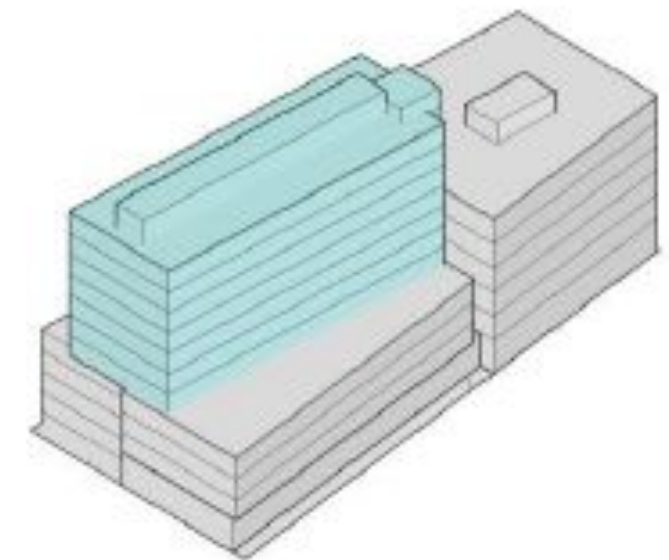
Parking



Active Ground Floor Program



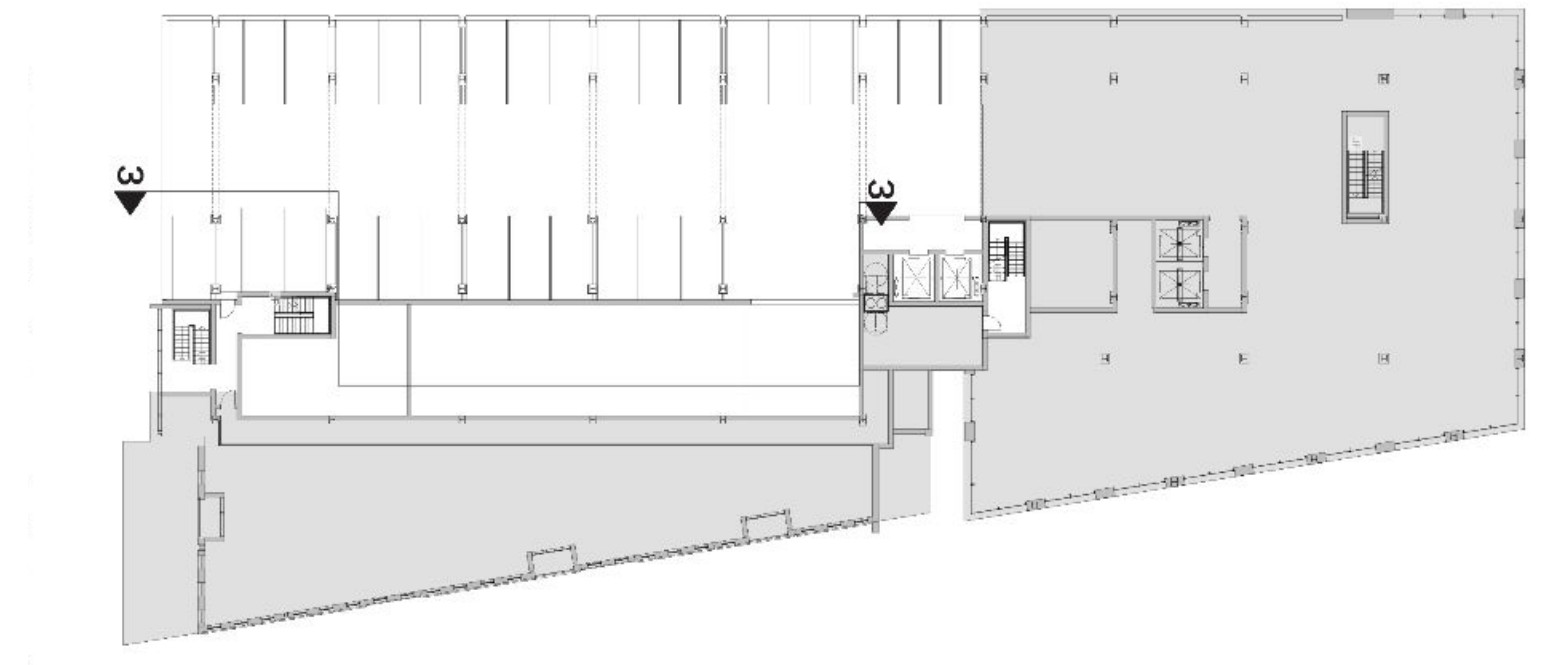
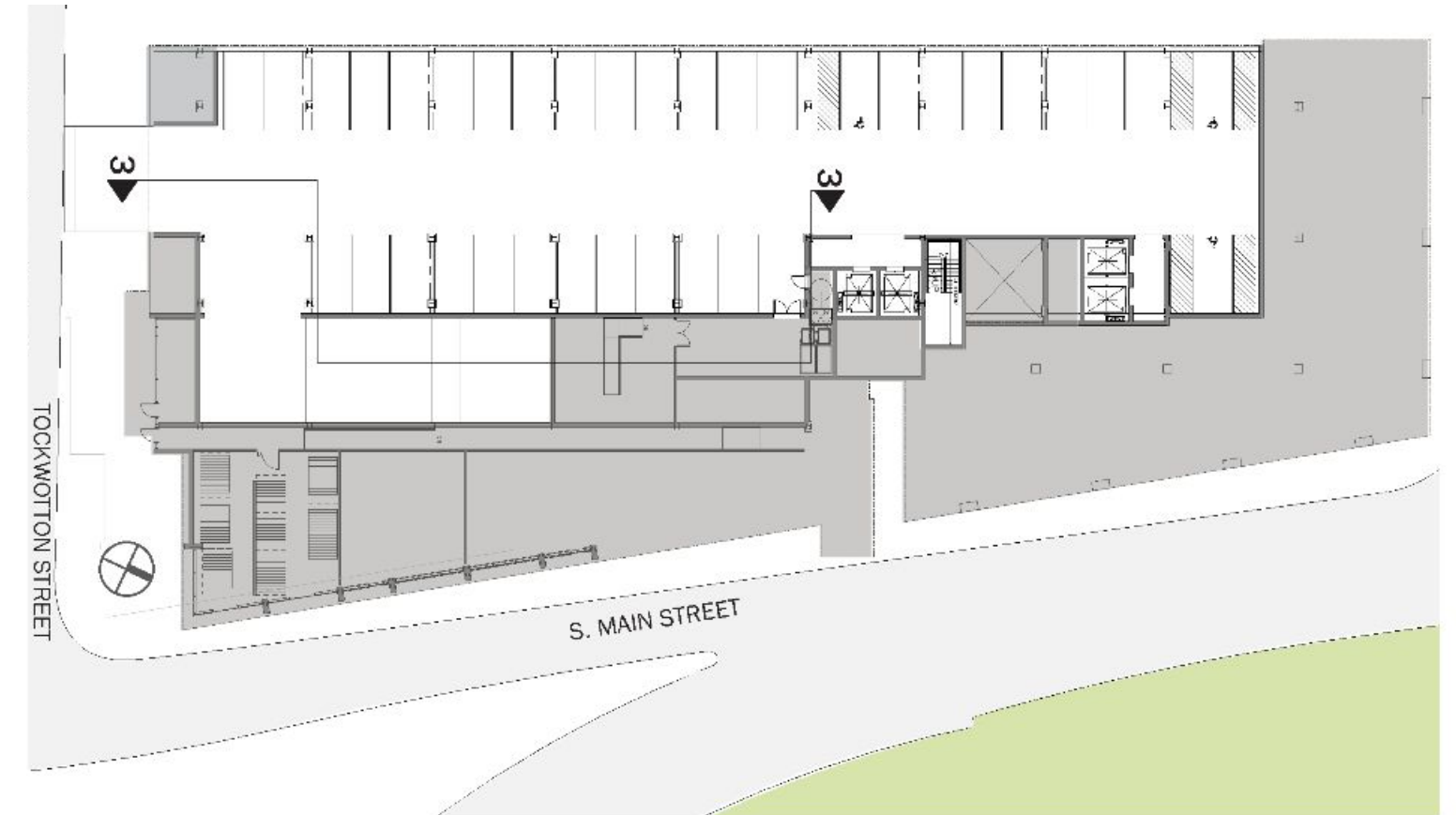
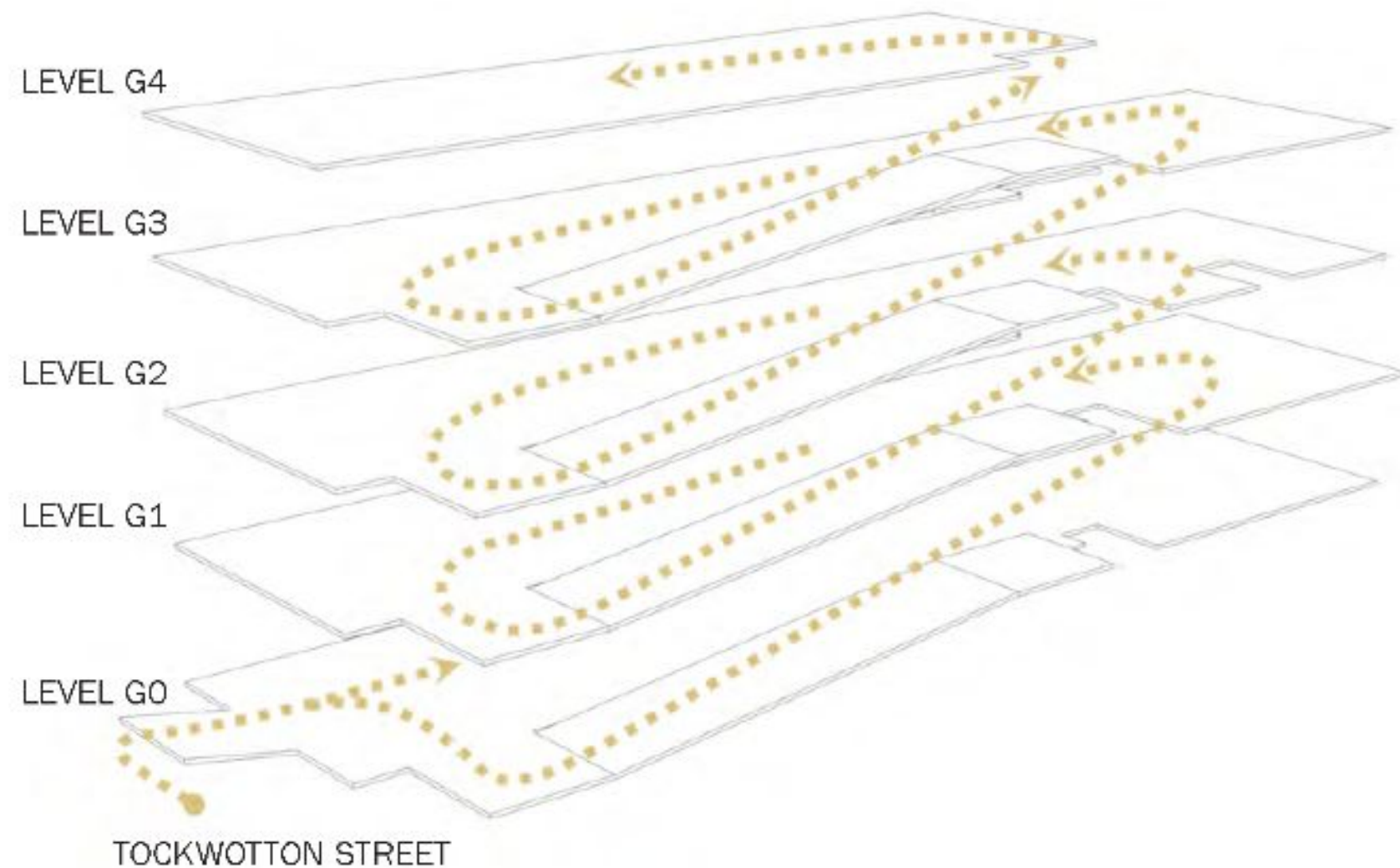
Mid-Rise Residential  
Upper Stories



High-Rise  
Residential Tower

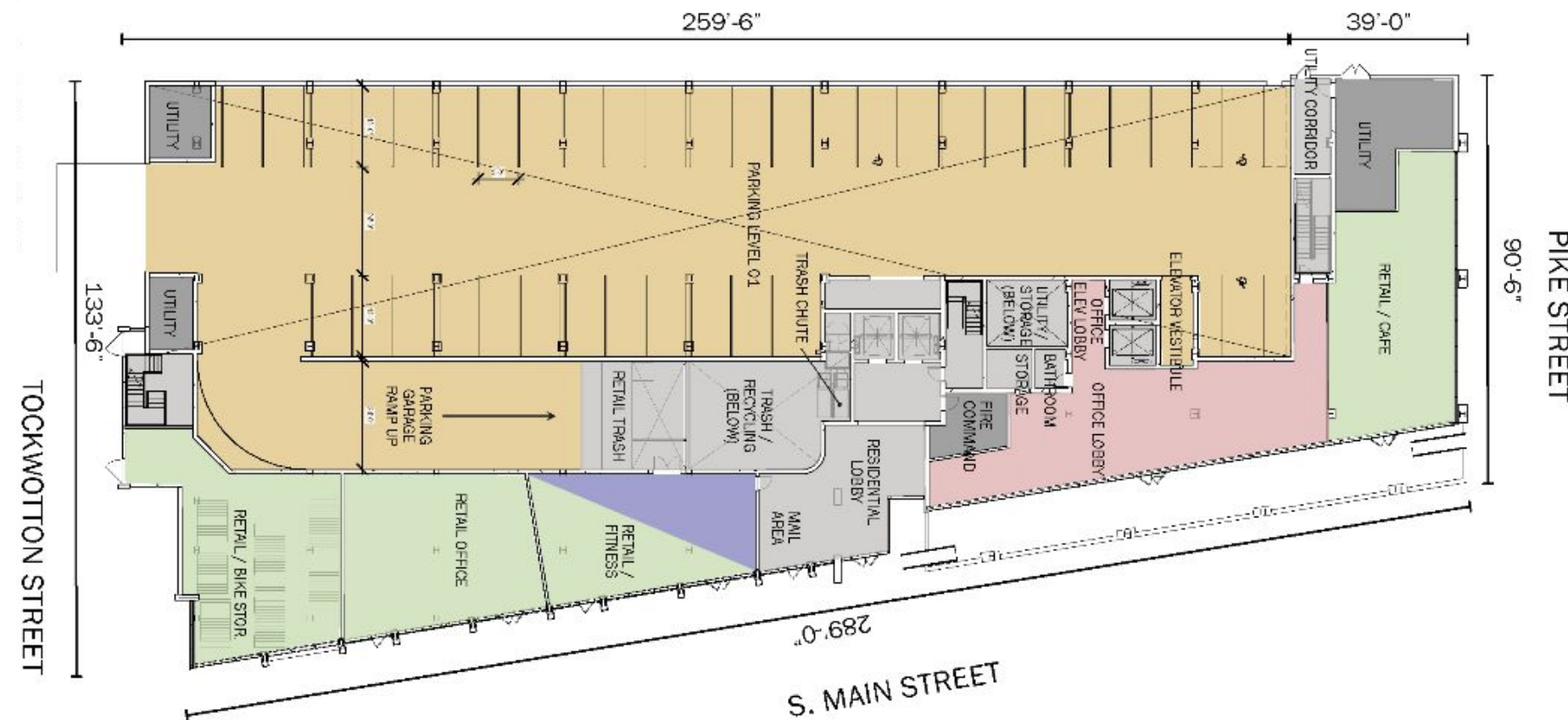
# Parking Approach

- Parking occupies 5 levels at the rear/interior of the building, allowing for active ground floor spaces facing South Main Street.
- Parking layout is simple, does not require tandem parking, making it easy to operate.



# Ground Floor Activation

- **Entryways:** Residential and office lobbies are de-emphasized, making retail and office frontage more prominent visually. However, office lobby may benefit from being more visible from the street for visitors - the arcade combined with the placement of the office HQ signage disguises the main office entryway.
- **Active Uses:** The largest retail space anchors the corner of South Main Street and Pike Street. Creative strategies like fitness use in narrow retail spaces demonstrate commitment to activate the public realm along Main Street despite dimensional constraints of the parcel.



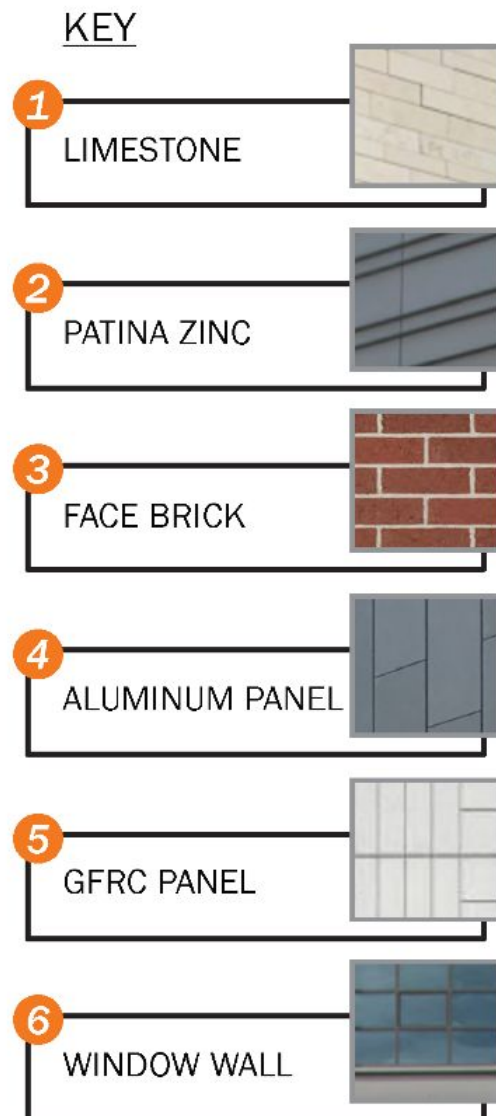
Retail space provided for local businesses



Entrance to client's space and residential units

# Materiality

- Material selection is used to break down the overall mass and scale of the building to give an impression of multiple smaller and more varied buildings with distinct material identities.
- Suggest simplifying material palette for the residential components so that the two masses each have a more uniform material treatment - window wall for the tower, and face brick for the mid-rise liner residential building. Suggest removal of aluminum panel and GFRC panel or more subtle and consistent use of them throughout the facade.





# Overall Effect

- Suggest simplifying material palette for the residential components so that the two masses each have a more uniform material treatment (per previous slide).
- Clarify rooftop uses and study alignment/relationship with view corridors and highways. The roof of the parking deck on the rear of the building could serve as roof terraces for the adjacent tower residential units.

- Dramatic curved horizontal cornice of the office building makes the building feel squat. Suggest a more subtle cornice line and a facade strategy that emphasizes the rhythm of structural expression and vertical dimension more to mitigate the impression of a vertically compressed building.
- The terminus of the arcade at the corners has an unresolved quality.



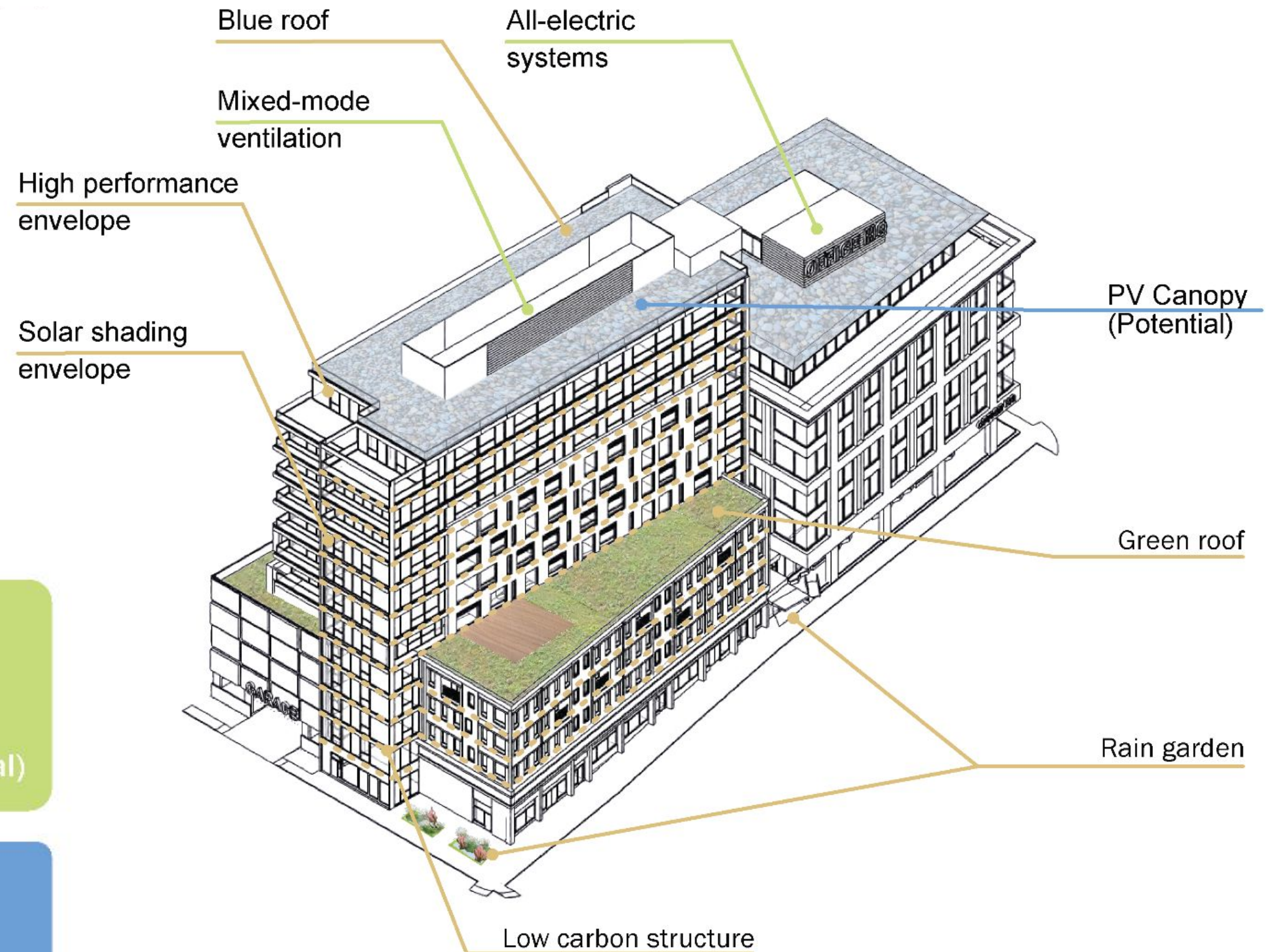
View from I-195 Highway



View from corner of South Main St & Pike St

# Sustainability, Resilience & Waivers

- **Sustainability:** see graphic summary below and to the right.
  - LEED Silver minimum, exploring Passive House
  - All-electric building (no on-site fossil fuel consumption as primary heating, cooling, or resident cooking)
  - Amble covered/interior bicycle parking
  - Exploring use of mass timber to further reduce carbon footprint
- **Resilience:** resilience is a goal, but without a specific approach spelled out.
  - All parking is above-ground
- **Waivers:** according to the development proponent, no waivers are required.



**PASSIVE**

- Green roof
- Blue roof
- Low carbon structure
- High performance envelope
- Solar shading
- Rain Garden

**ACTIVE**

- Mixed-mode ventilation
- High eff. All-electric systems
- Ground Source Wells (Potential)

**RENEWABLE**

- PV Canopy (Potential)

**Thank You!**

