

Parcel 9, Phase 2 Revised Concept Plan Summary

I-195 Redevelopment District Commission Meeting
November 9, 2022

Background & Context

Site Context

Parcel Context

Potential I-195 Off-Ramp Re-Alignment & Pike Street Connection Concepts



Revised Concept Plan Submission

Developer: Pennrose

Program: 61 units of mixed-income housing (studio-3br mix)

Architect: TAT

Courtyard Evolution

Original Comments

Public Realm & Landscape: Issues raised about the courtyard design during Phase 1 Final Plan Approval remain unresolved, compromising the overall public realm impact of both phases of the project. In addition, the current courtyard design is less successful than the version shared at the conclusion of the Phase 1 design review process. Recommended next steps:

- Provide a more detailed plan of the courtyard that shows paving treatments, fencing, planter edges, seating, and planting strategies.
- Since the play area enclosure is the dominant visual feature in the courtyard, provide more clarity on the code requirements, design characteristics, and whether the public or building residents will have access.



Phase 1 Version
Courtyard design at conclusion of Phase 1 design review process.



Phase 2 Initial Revision
Courtyard design with new daycare play area.

Updated Courtyard Plan Options

Programmatic Clarifications

- Play area can be used by the residents when it's not being used by the daycare facility

Comments about the Revisions

- More attention has been paid to the potential social life engendered by the rest of the courtyard space.
- Option 1 is preferred because it includes a diverse spaces where residents can gather outside of and distinct from the play area and the play area geometry is better-integrated into the overall composition.
- One of the seating areas allows parents to keep an eye on their children in the play area.



Option 1



Option 2

Upper Story Cornice Line Refinements

Original Comment

- Facade Composition: Continuation of the cornice across tower element dilutes the massing logic. As a result, consider converting the 5th floor enclosed porch to a terrace open to the sky, while retaining cornice behind it.

Comment about the Revisions

- **The comment has been successfully addressed.**



Previous Version

View of courtyard between Phases 1 & 2 from City Walk



Current Version

View of courtyard between Phases 1 & 2 from City Walk

Upper Story Cornice Line Refinements

Original Comment

- Continuation of cornice across elements that extend vertically dilutes massing logic. Bringing the parapet down to align with cornice line or remove the cornice to allow parapet to be visually distinct from other facade elements. For the tower endcap, either eliminating the cornice or eliminate the parapet.

Comments about the Revisions

- **The comment has been successfully addressed.**



Previous Version

View of short end of Phase 2 along Bessie Way



Current Version

View of short end of Phase 2 along Bessie Way

City Walk Edge & Coordination of the Garage Facade

Original Comments Not Addressed

- Facade Composition: The base of building along CityWalk has too many materials and the wall segments between garage openings do not align with the upper story window pattern.
- Openings with a metal screen for the parking garage is acceptable for the CityWalk frontage, but may not be appropriate for Bessie Way.
- Landscape: Use a dense planting strategy along the CityWalk edge to provide visual interest and disguise the garage.



Previous Version
View of Phase 2 from City Walk



Current Version
View of Phase 2 from City Walk

Materiality & Landscape Details

Original Comments

- General Approach: Distinct material palettes, cornice lines, and massing help differentiate the buildings from one another.
- Materiality: Provide more clarity on pattern, orientation, scale, texture, and color of all cladding materials.
- Landscape & Entryways: The ground floor residential unit entries need more spatial separation from the public sidewalk through use of landscape and building facade manipulation.

Comments about the revisions

- **The team needs to provide additional information about the specific cladding systems and landscape design along the ground floor unit entries before proceeding with construction documents.**



Sustainability, Resilience & Waivers

Sustainability: stormwater management and treatment on-site.

The design has incorporated features to treat stormwater for the entire site (Phases 1 + 2). The proposed stormwater design provides a solution which incorporates low impact development (LID) and green infrastructure (GI) stormwater best management practices (BMPs) to maintain or replicate pre-development hydrology by preventing, managing and treating runoff as close to its source as possible.

Three stormwater design features are proposed:

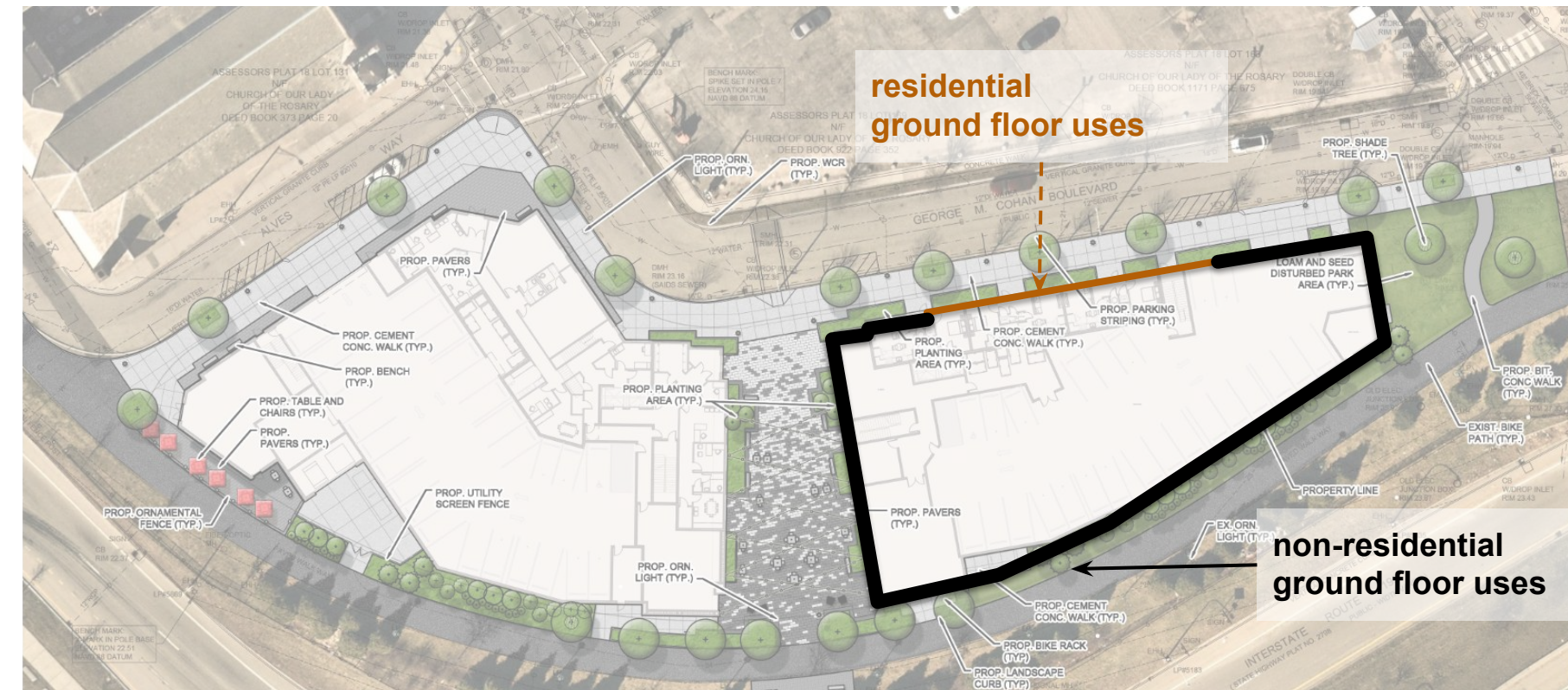
- Sand filter
- Tree filter
- Extensive green roof on the second-floor amenity Terrace

All three will be constructed during the Phase 1 West Building construction, then tied into Phase 2.

Resilience: None.

Requested Waivers: transparency reduction for greater energy efficiency

- Transparency Requirements: 70% transparency for non-residential ground floor uses (2.5.A.2.b); 35% transparency for residential ground floor uses (2.5.A.2.c); 35% transparency for all upper story facades (2.5.A.2.d)
- Granted Waiver (2.5.A.2.b): 40% transparency for non-residential ground floor in recognition of unique siting and City Walk frontage (granted as part of Phase 1 design review process)
- Additional Requested Waiver (2.5.A.2.c): 30% for residential ground floor uses.
- Anticipated Future Waiver Request (2.5.A.2.d): 30% for residential upper floor uses. (Note: the waiver requested for 2.5.A.2.d is being deferred to final plan approval to ensure proper notice)



NOTE: graphic reflects the design at the time of prior waiver approval.

Thank You!

