

DEVELOPMENT OF PARCEL 8 AND 8A DESIGN REVIEW RESPONSE

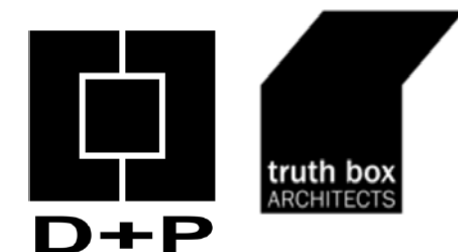
I-195 Redevelopment District

Prepared for: The I-195 Redevelopment Commission

On behalf of: D+P Real Estate & Truth Box Inc.

By: Perkins Eastman

Date of Design Review: November 9, 2022



**PERKINS —
EASTMAN**

Human by Design

Thornton Tomasetti



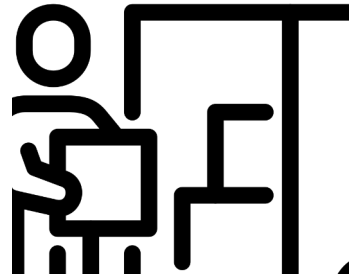
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NARRATIVE OF CHANGES (FEEDBACK SUMMARY)

Utile comment from Memo dated 10/18/2022 regarding prior design in italic. Two separate public comments were received.
Response by design team in bold.

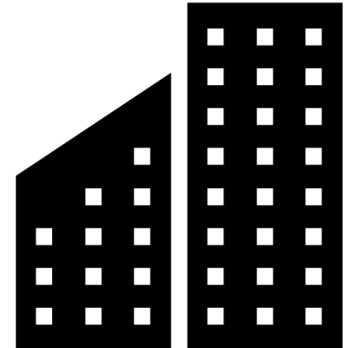
1.1 LOADING AND SITE PLAN



It would be helpful to understand how delivery and receiving is handled

- All trash goes out to the Pike St. loading zone where the dumpsters are located. All retail has trash collection internal to the building.
- The delivery and receiving for S. Main St. is via a secondary access on Tockwotten St. as indicated in the Access Plan.
- We have not finalized the lobby layouts, but there is sufficient area designated to create a package delivery area as well as a small office for onsite PM personnel/leasing.

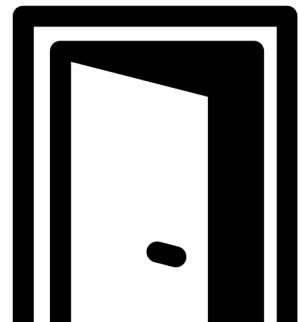
1.2 ROOF PLANES



It would be helpful to understand rooftop uses at setbacks as well as study the relationship of roof planes.

- The roof of the parking deck accommodates private terraces, see the enclosed View Corridor Diagram.
- Other low roofs are occupied by green extensive roof surfaces and blue roof storm water detention systems.
- Upper roof area of the tower will be a blue roof with potential for a PV array.

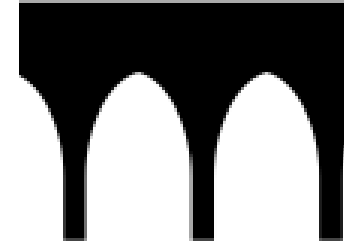
2.1 ENTRYWAYS



Office lobby would benefit from being more visible from the street.

- The arcade in combination with the pedestal articulates the prominence of the bank.

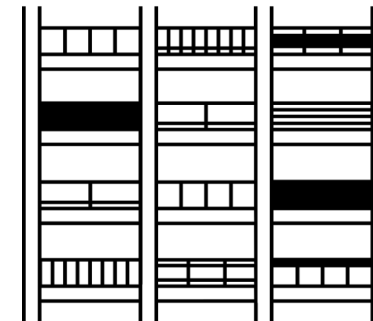
2.3 ARCADE



We are not convinced that the arcade is justified given the climate. More studies are needed to justify its role within the public realm.

- See “entryways”
- The arcade will be illuminated
- The overhang provides a shelter for people transitioning from inclement weather
- Provides relief at massing

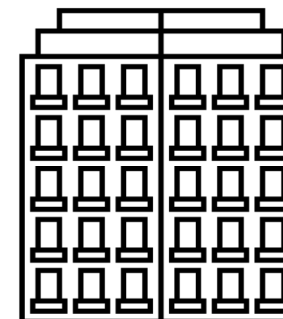
3.1 FACADE MATERIALS



Simplify the material selection by removing the GFRC panels and the shallow aluminum bays.

- The residential buildings are more homogeneous with variations happening within the brick material.
- GFRC and aluminum panels have been removed.
- We have drastically reduced the amount of window wall glazing to improve solar gain as well as acoustics of the wall assembly.

3.2 OFFICE FACADE DESIGN



The building feels squat, we suggest a smaller scale cornice profile and a more vertical emphasis to the office grid.

- We have reduced the cornice profile and have revised the office grid

ACCESS PLAN











This access plan/circulation diagram shows the different access points found on the first floor, indicated in the key.

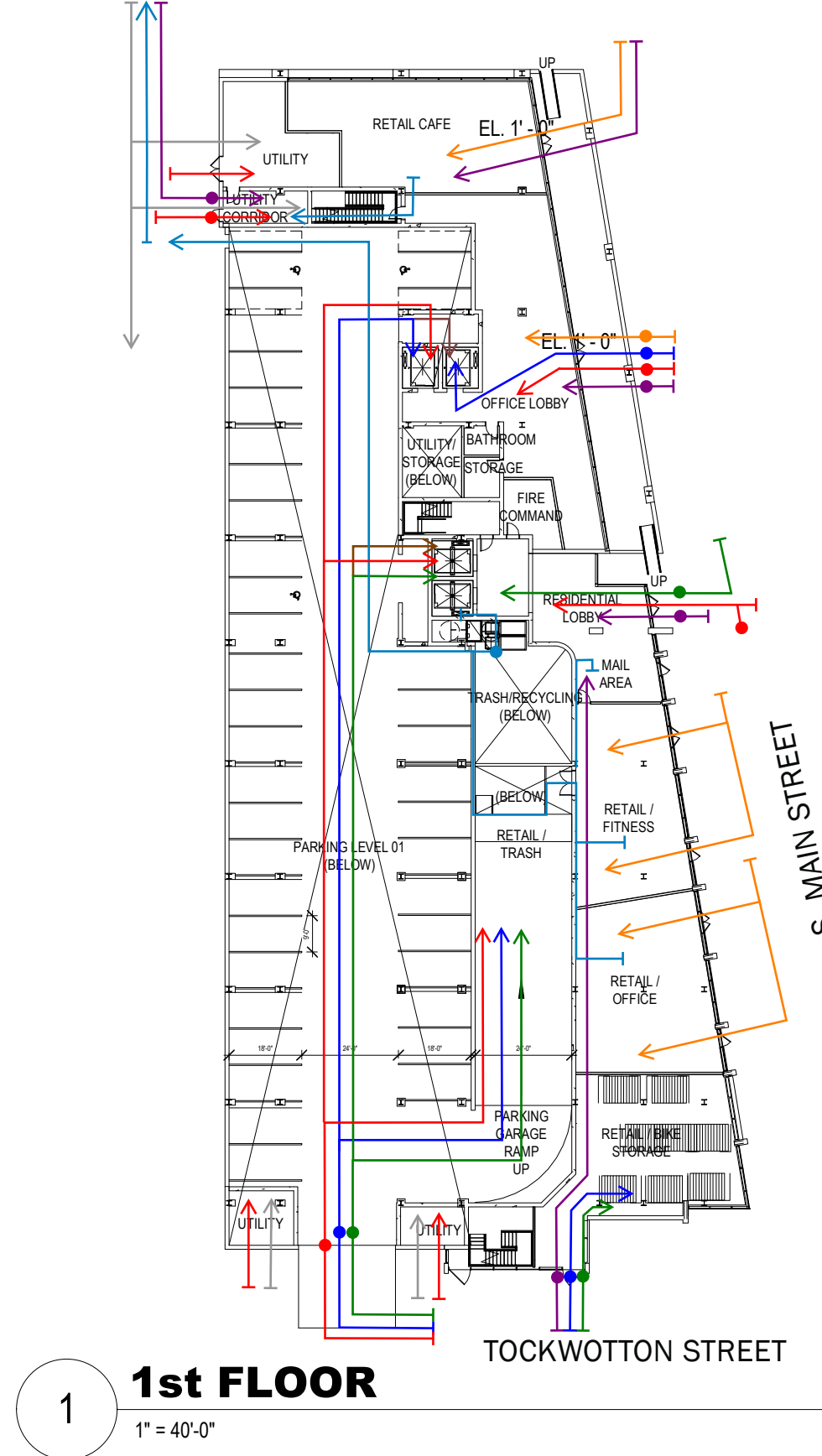
11/09:

Delivery and receiving for the north retail and office will happen both through the Utility Corridor and through the front entrances. Delivery and receiving for the south retail will happen at the secondary entrance at the corner of South Main Street and Tockwotton.

Trash and recycling will be deposited into dumpsters outside at the north end of the parking. The south end retail will be collected at a central location internal to the building, accessed through a back-of-house corridor and brought to the north side dumpsters for removal.

We have not finalized the lobby layouts, but there is sufficient area designated to create a package delivery area as well as a small office for onsite PM personnel/leasing.

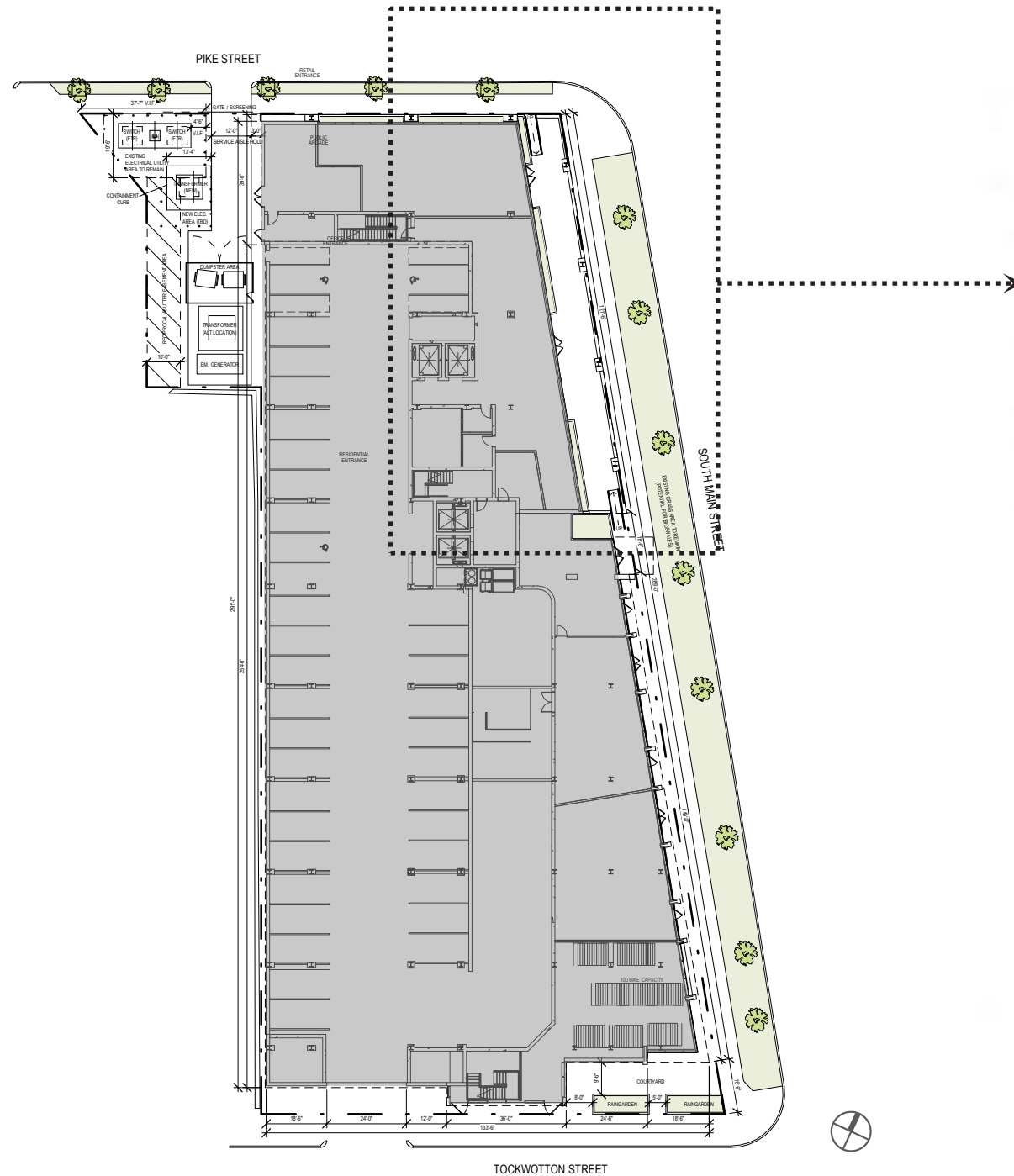
- KEY**
-  ORIGIN/ TERMINUS
 -  CONTROL POINT
 -  COMMERCIAL STAFF
 -  RESIDENTS
 -  VISITORS
 -  DELIVERY SERVICES
 -  MOVE IN/ OUT
 -  TRASH & RECYCLING
 -  UTILITY ACCESS
 -  FIRE RESPONSE



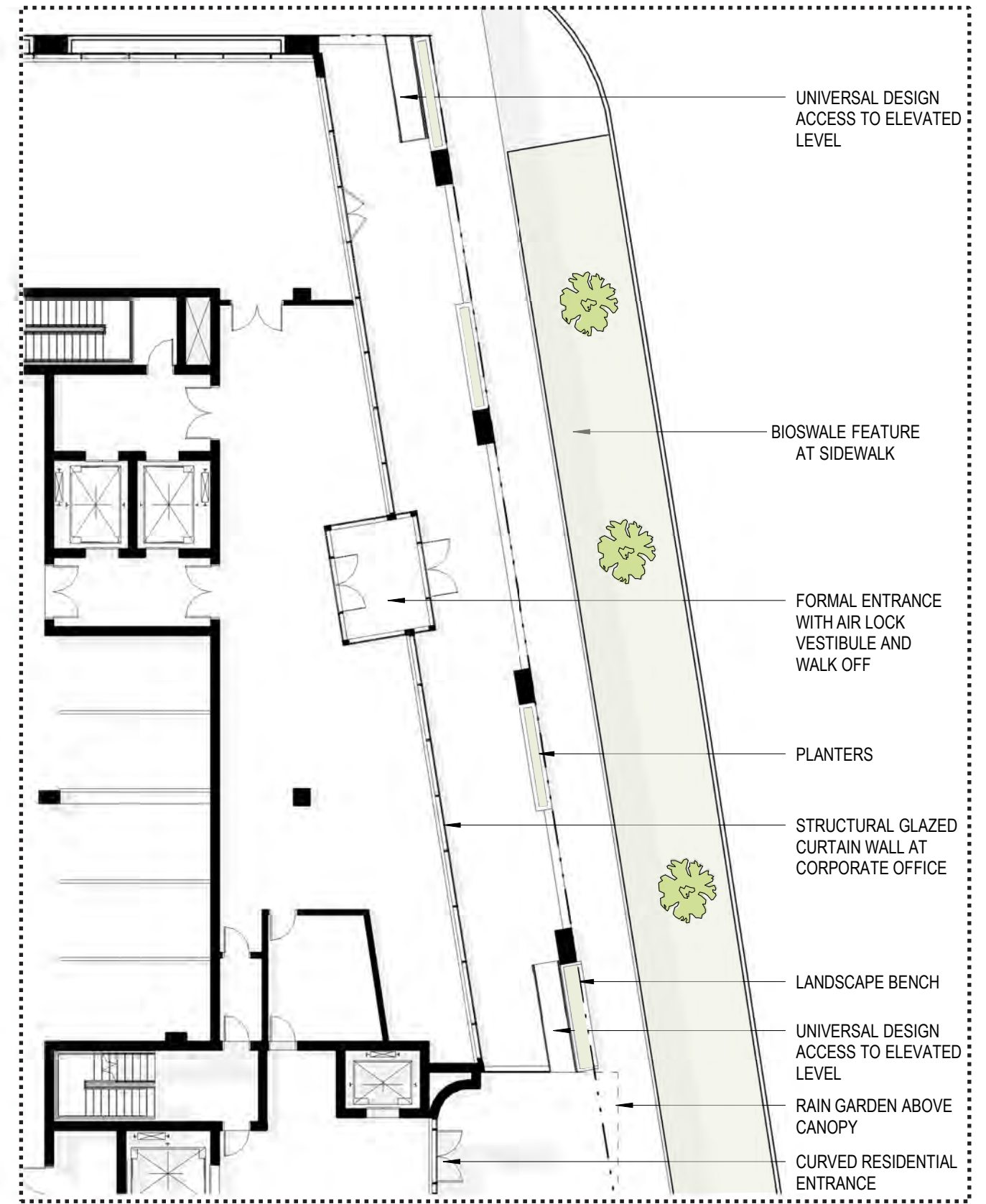
1st FLOOR
1" = 40'-0"

PARCEL PLAN

Ground floor revisions introduce universal design access, to the elevated level, as a formal entrance at the prominent North-East Corner. An air-lock vestibule centered between piers creates a formal entrance to the office lobby, complete with inset walk-off mat, as per LEED requirements. Existing grass areas and landscaping are to remain at street level, along with new planters engaging the piers. Structural glazed curtain wall to remain as a glass plane for the corporate office building. New ramp location and landscape bench provide residential seating and waiting area under canopy. Rain garden with native plantings is now relocated above the canopy. Rain garden with native plantings is now relocated above the canopy.



1 **FLOOR 01/R2 - SITE** Site plan previously submitted 10/19
1" = 40'-0"



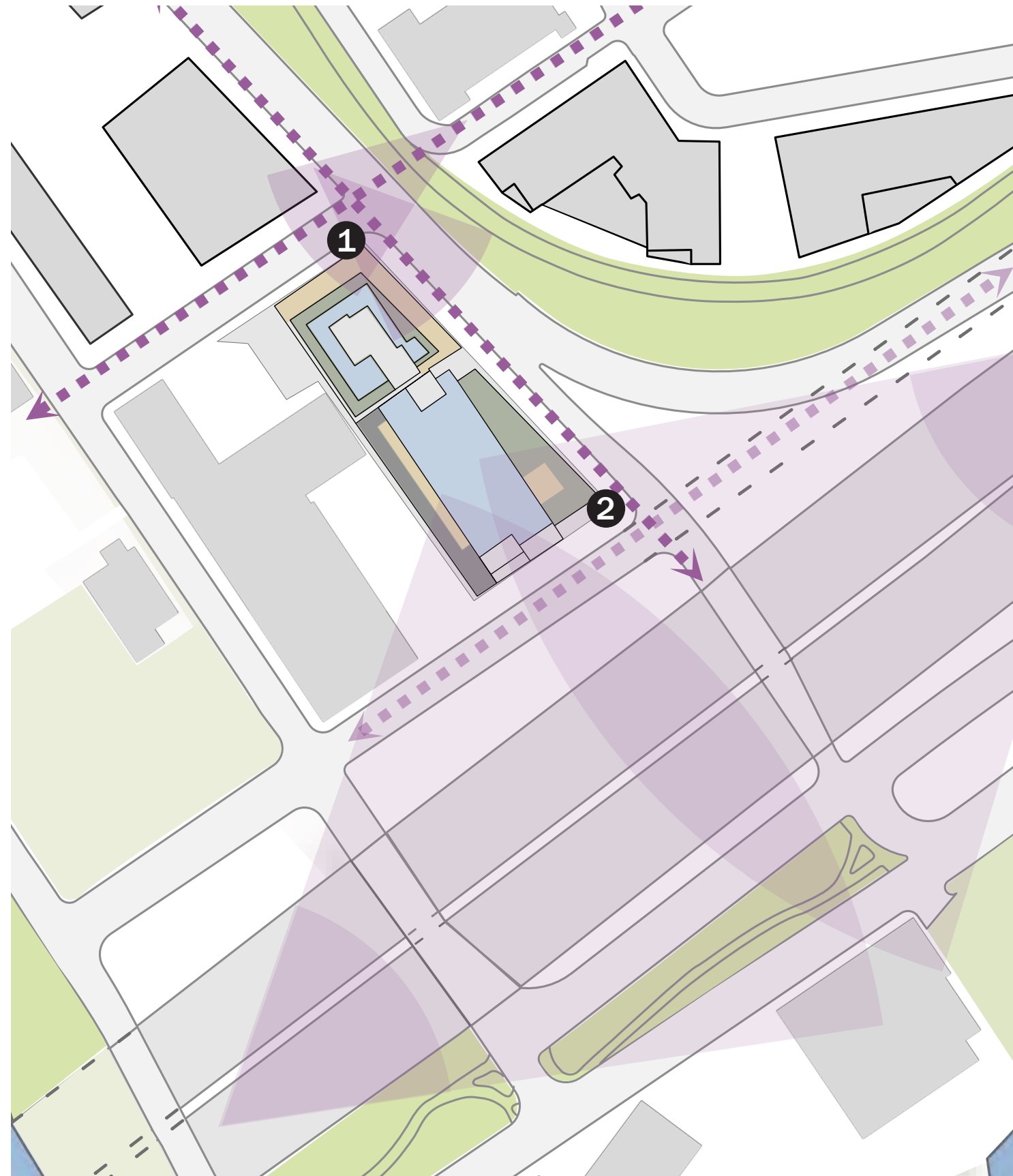
2 **FLOOR 01/R2 - SITE** Updates to site plan 11/09
1/16" = 1'-0"

VIEW CORRIDORS & ROOF PLANES

The building is oriented along main view corridors as shown in the diagram. The massing is done in a way to address the various levels of views from the exterior: at the pedestrian scale and at the high-speed infrastructural scale.

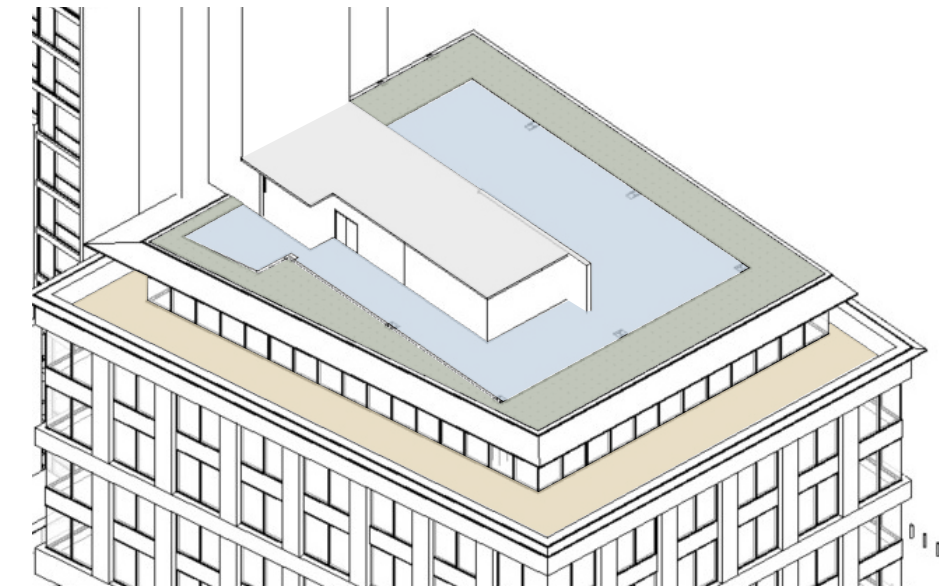
KEY

- MEMBRANE ROOF
- GREEN ROOF
- ROOF TERRACE
- BLUE ROOF
- PARKING
- VIEW CORRIDOR
- CONE OF VIEW

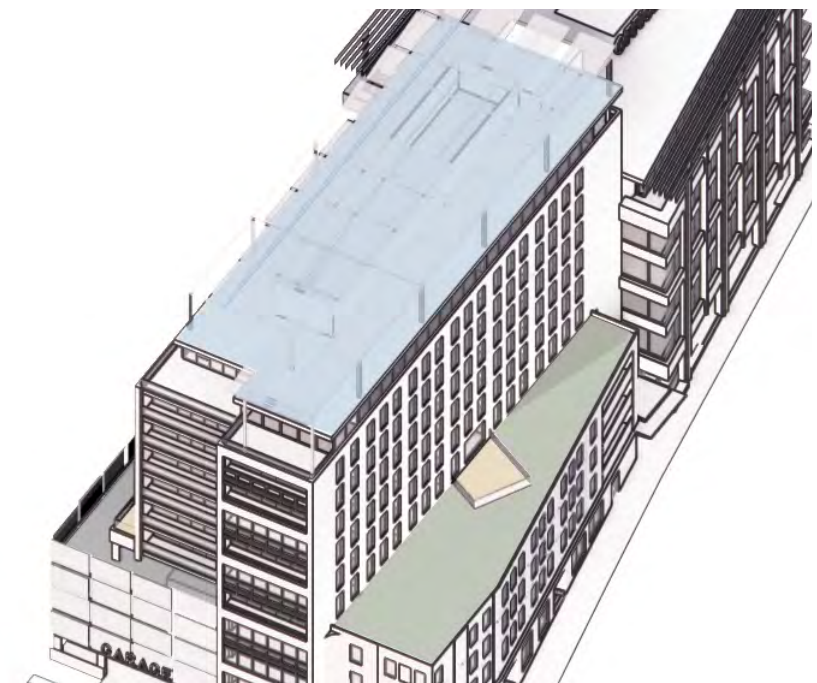


PARKING, LOADING, SITE PLAN & ROOF 01

NARRATIVE REFERENCE: 1.2

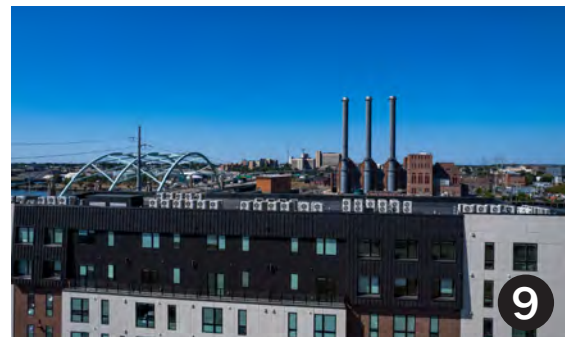
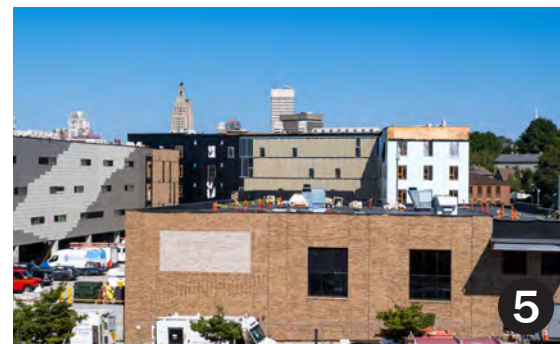
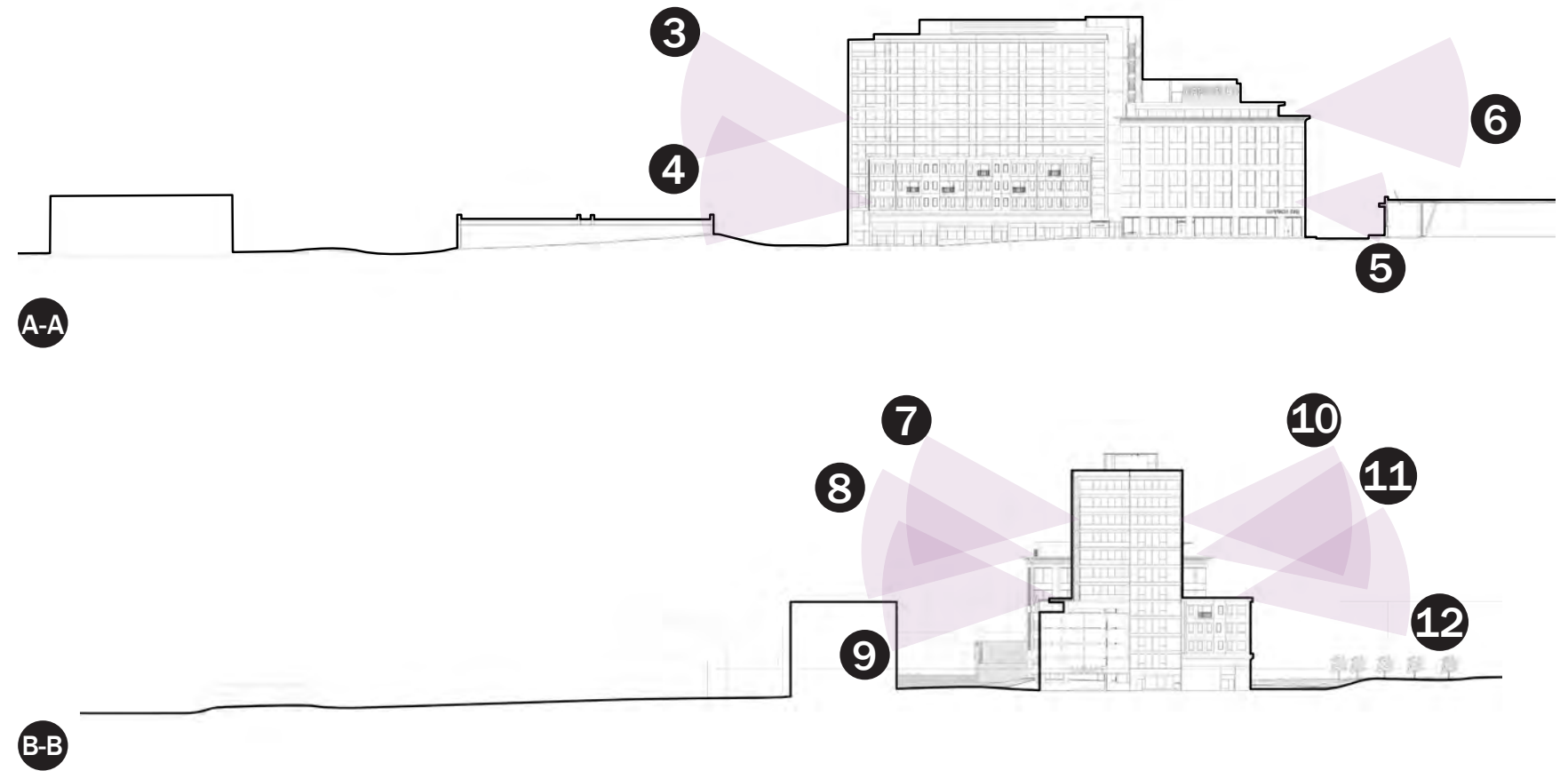


1 OFFICE ROOF



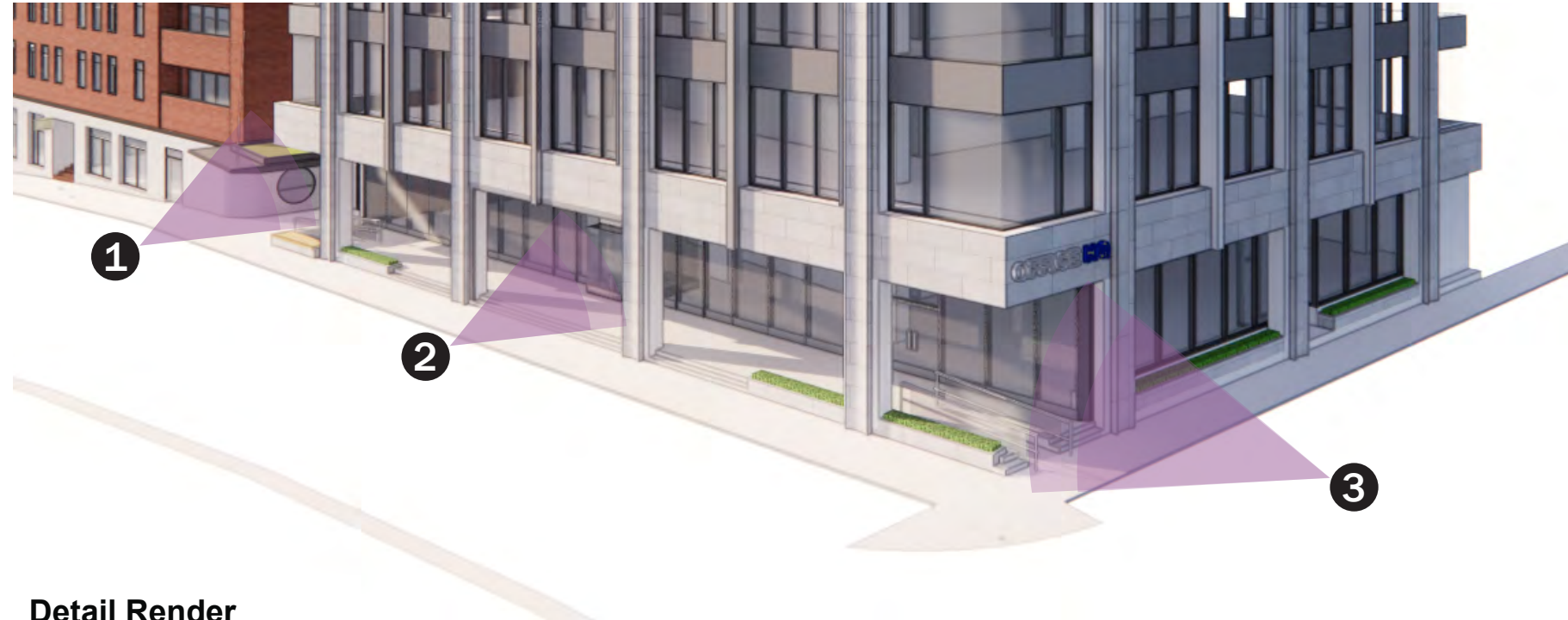
2 RESIDENTIAL ROOF

VIEW WITHIN BUILDING



ENTRYWAYS AND ARCADE

The entry has been modified to include ramps for universal access as well as a vestibule.



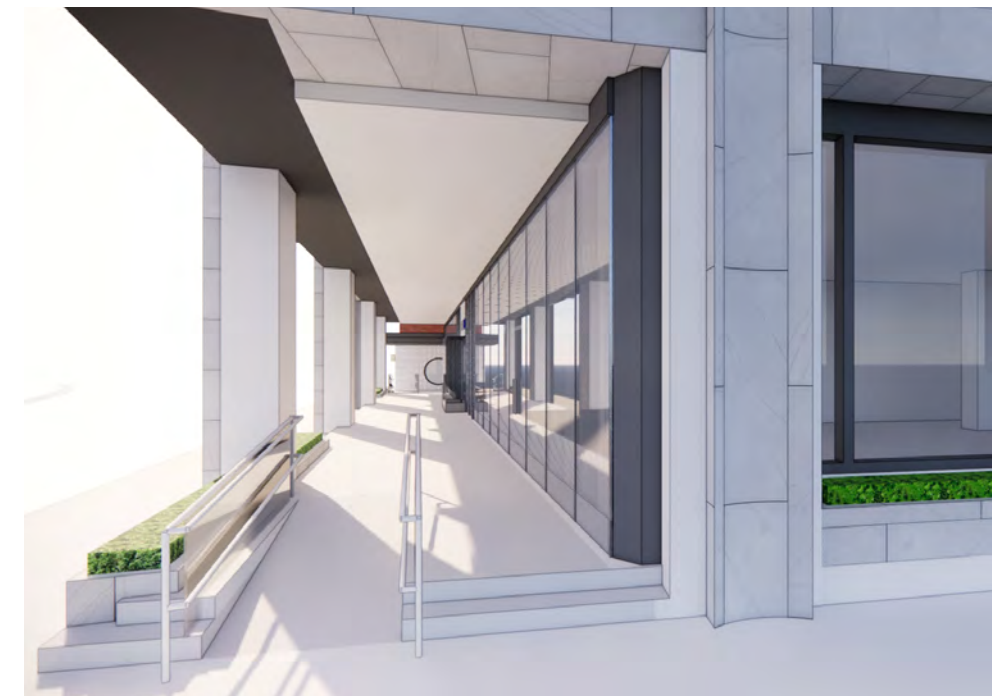
Detail Render
Entrance to the bank, residential and retail units



1 **Detail Render**
Access to the residential units



2 **Detail Render**
Front view of the bank access



3 **Detail Render**
Access to the bank via South Main and Pike Street

ARCADE & OFFICE FACADE DESIGN

The image on the right is the result of studying the arcade and facade design following the suggestions made by the RDC.

Memo comments in italic.

Design Team response in bold.

1. *While the arcade adds depth to the building elevation at street level, we are not convinced that a northeast-facing arcade is justified...the arcade terminates awkwardly on its southern end.*

We have maintained the arcade as a multi-functioning element not strictly related to shading conditions. It provides a relief at the street for inclement weather and a formal walking path along the front of the office building that will be well-lit. This provides a space where the massing of the building does not look so heavy; it floats the mass and is complimented by the step-back at the penthouse level.

2. *We suggest...a more vertical emphasis to the implied structural grid to make the office building seem less compressed.*

The Design Team has reduced appearance of large squares on the office building by introducing articulations to the vertical elements. For instance, by introducing curves and profiles that create a dynamism in the curving of the vertical flute the overall form is elongated. The curved vertical flute references water and fluidity, an idea inspired by nature in and around Providence. Additionally, the facade incorporates levels of depth which can be read in the diagram below showing the different orders. The 4th order is another example, which are mullions which divide the windows into long, rectangular sections. This is an effort to break down the form and accentuate its verticality.

3. *The exaggerated curved cornice of the office building makes the building feel squat. We suggest a smaller scale cornice profile...*

The Design Team has minimized the cornice and refined the canopy at the sixth floor to have a better relationship with the overall volume of the building.

KEY TO HIERARCHY

1ST ORDER: COLUMN

2ND ORDER: COLUMN

3RD ORDER

4TH ORDER: MULLIONS



Detail Render 10/19/2022



Detail Render 11/09/2022

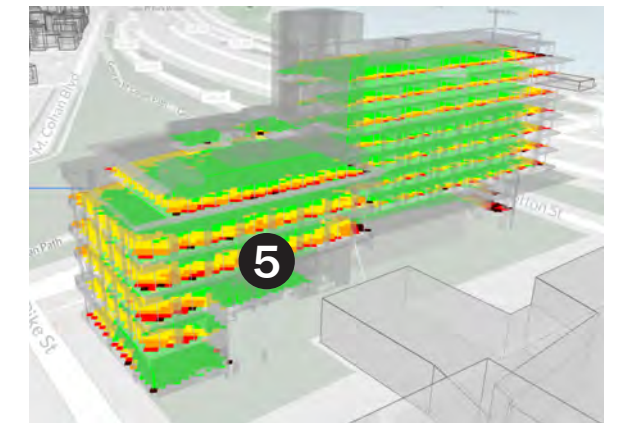
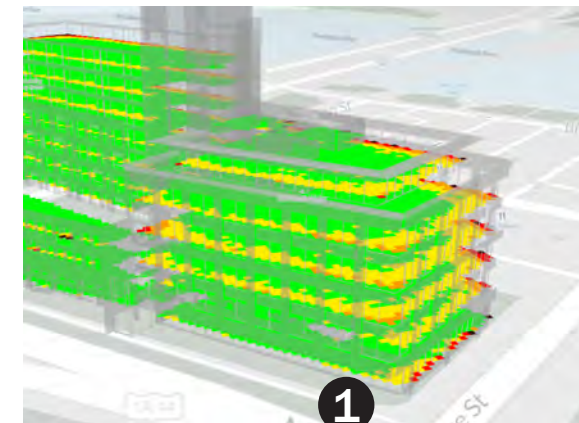
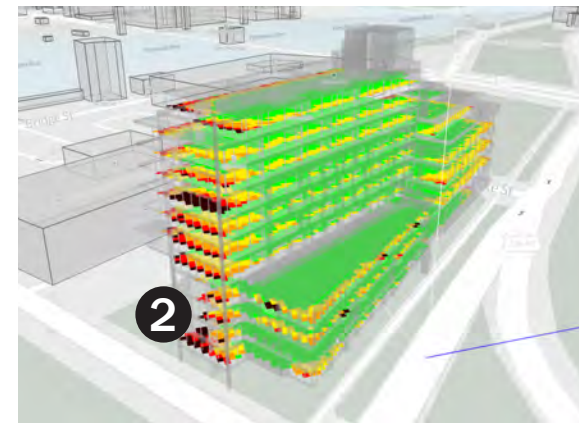
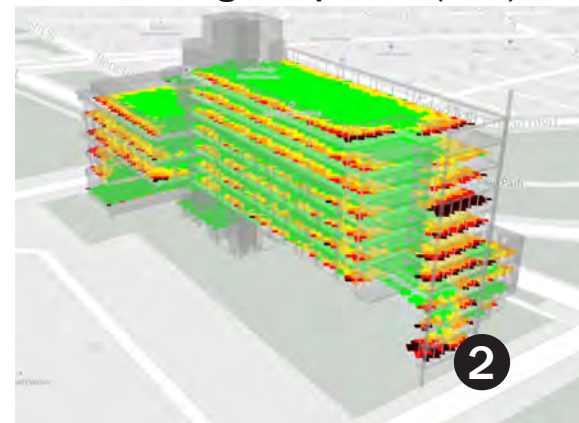
SOLAR STUDY

11/09: Using Cove Tool, we conducted an ASE and Sun Hours study to better understand how we can improve the building based off the previously-submitted building massing and facade material selection.

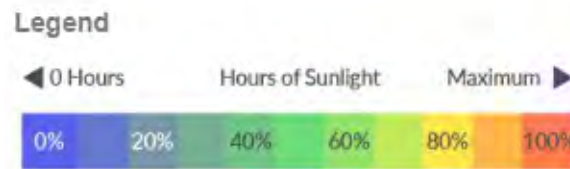
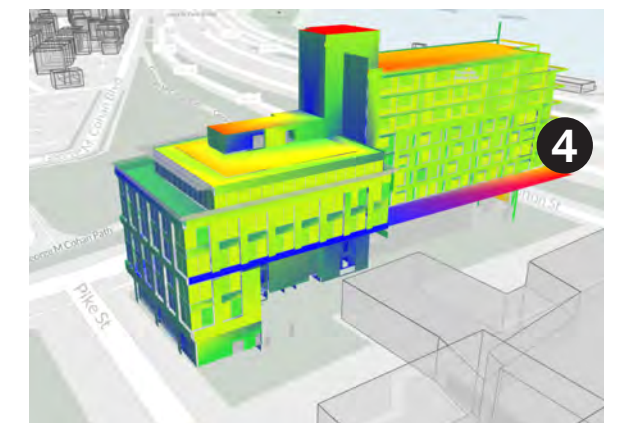
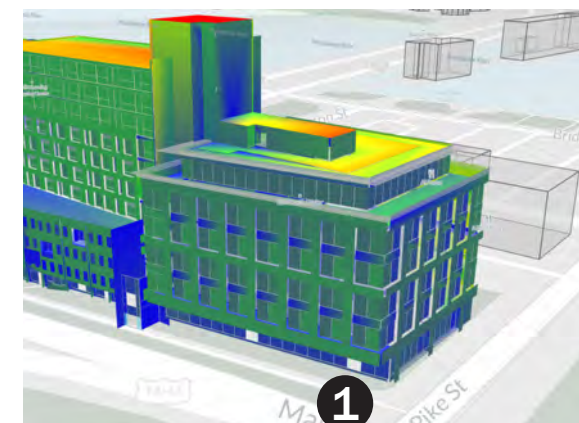
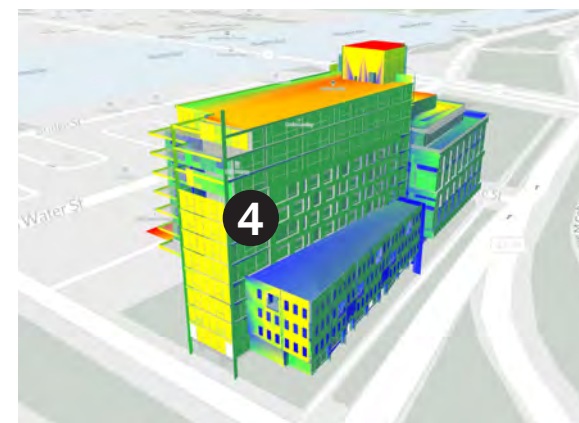
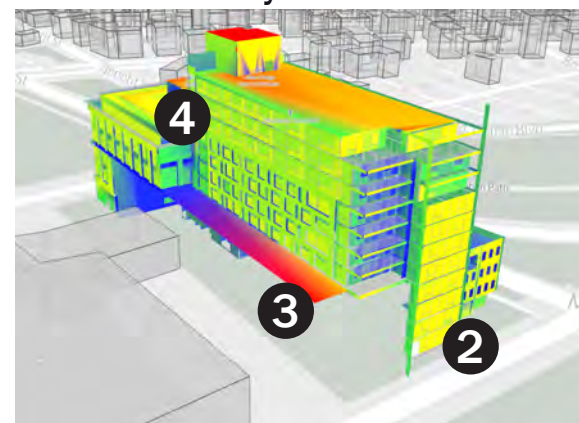
ASE identifies surfaces that receive too much direct sunlight that would cause glare or additional cooling costs. It measures the percentage of a plane that exceeds 1000 lux more than 250 occupied hours of the year.

The Sun Hours study measures the average number of hours the building envelope receives unobstructed daylight over a typical year.

Annual Sunlight Exposure (ASE)



Sun Hours Study



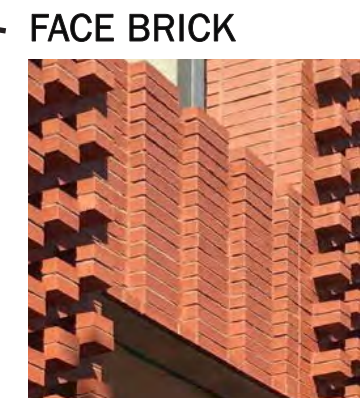
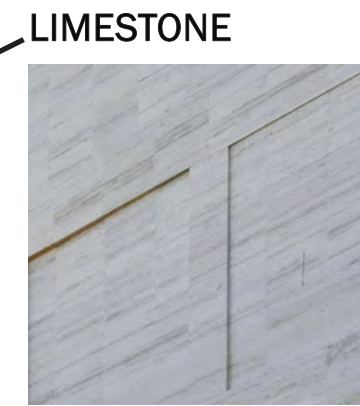
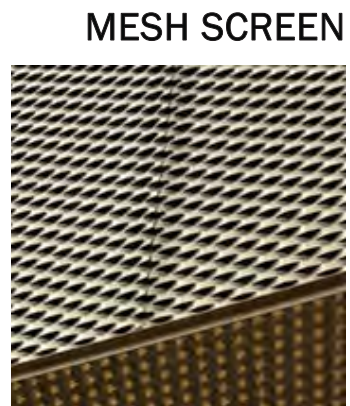
Observations and Solutions

- 1** The arcade: this reinforces the idea that the arcade is not to provide solar protection, but rather, to serve as a shelter in inclement weather for building users as they enter the office.
- 2** The South facade receives excessive amounts of solar exposure, so changing the facade type to allow for more shading is beneficial in this area.

- 3** The suggestion of having the roof of the parking become usable will be incorporated into the design and will allow residents with another spot to enjoy the sunlight.
- 4** The residential tower no longer has the glazing as proposed before due to the results of these studies. Rather, punched window openings will provide

- some of the much-needed solar protection, particularly on the West facade. Both the East and West facades will be treated the same to provide continuity throughout throughout the building.
- 5** The amount of glare on the West facade of the office is something we are looking to address in future updates.

RESIDENTIAL FACADE DESIGN



Detail Render
Retail, residential and the entrance to the parking garage

DISCUSSION