

Urban Design Summary of Developer Submissions for Parcels 8 & 8A

I-195 Redevelopment District Commission Meeting
July 20, 2022

Parcel 8 & 8A Context

Urban Context, Parcel Specifications, and Development Test-Fits

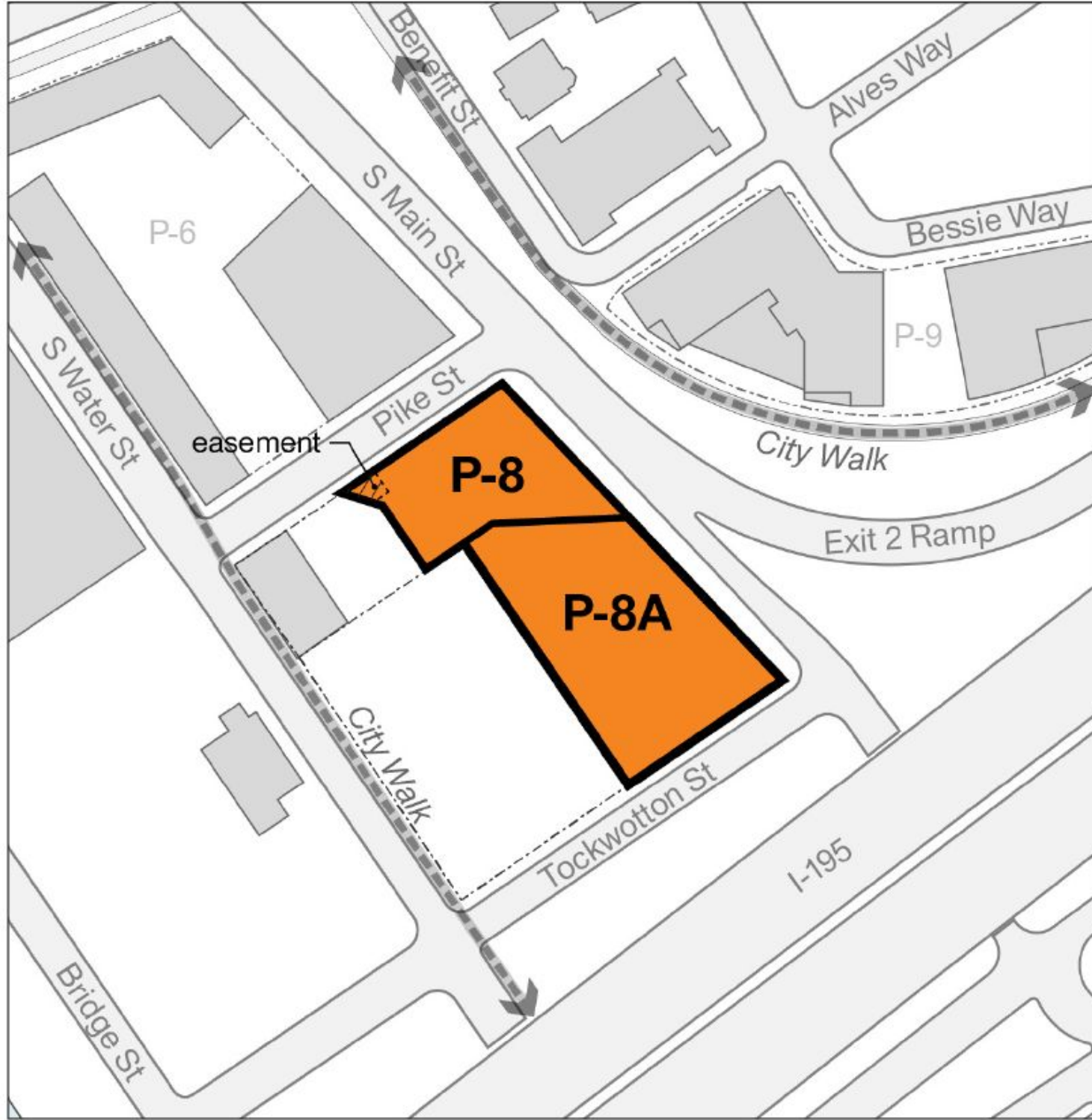
Parcel 8 & 8A

Urban Context



Parcel 8 & 8A

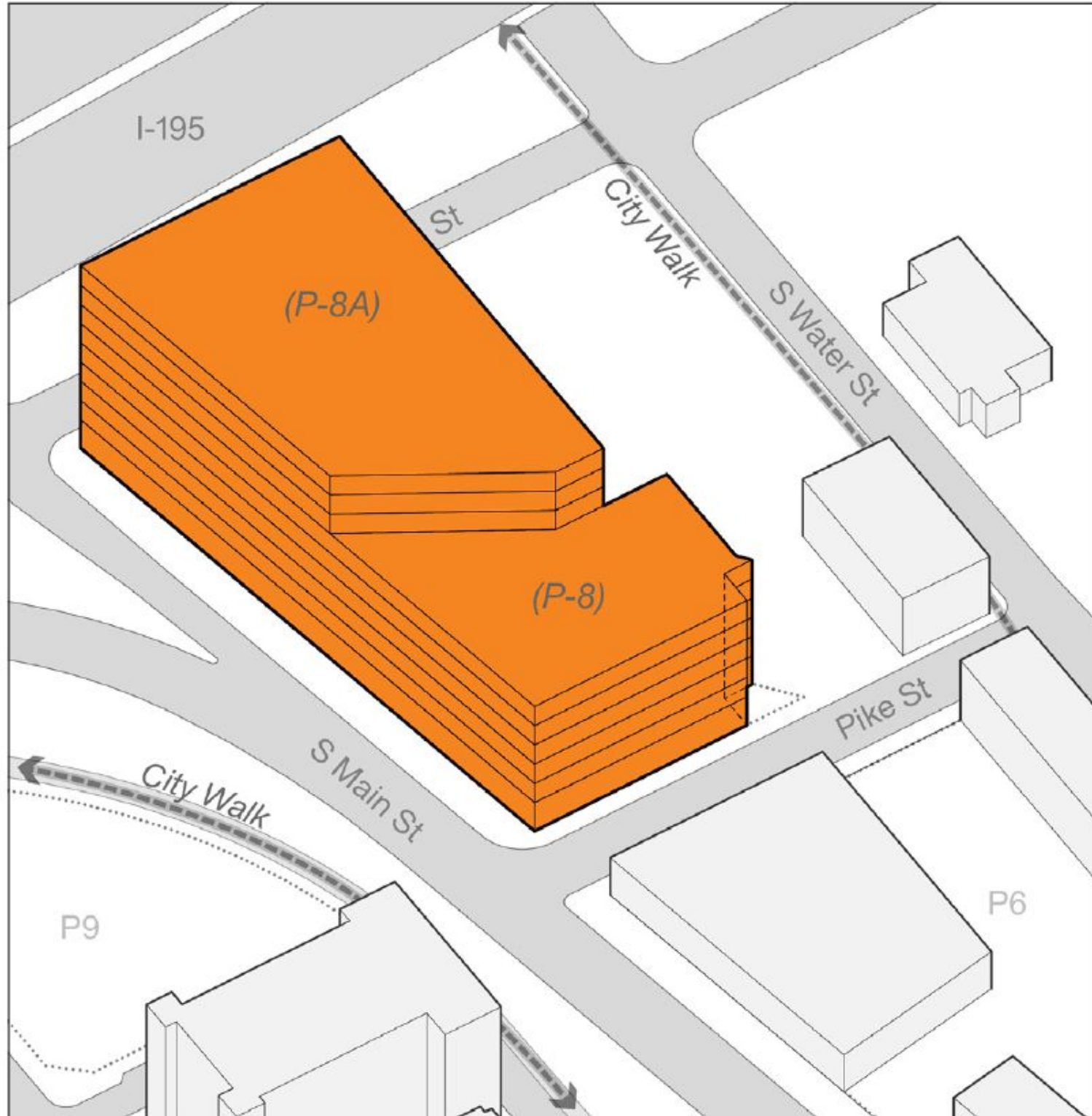
Parcel Specifications & Zoning



Dimensional Regulations	
Parcel Area	(P-8A) .56 (P-8) .3
District	East Side District
Minimum Building Height	2 stories
Minimum First Floor Story Height (A)	18' for non-residential uses
Maximum Building Height	(P-8A) 130' (P-8) 6-stories
Primary Street and Secondary Street Build-to-line	Build-to zone of 0' to 8', with minimum build-to percentage of 80%
Interior Side Build-to-line	none
Rear Setback	none
Special Considerations	
Parcel 8 is within the College Hill Historic District, which is listed in the National Register of Historic Places. Proposals should be designed to complement the historic context.	

Parcel 8 & 8A

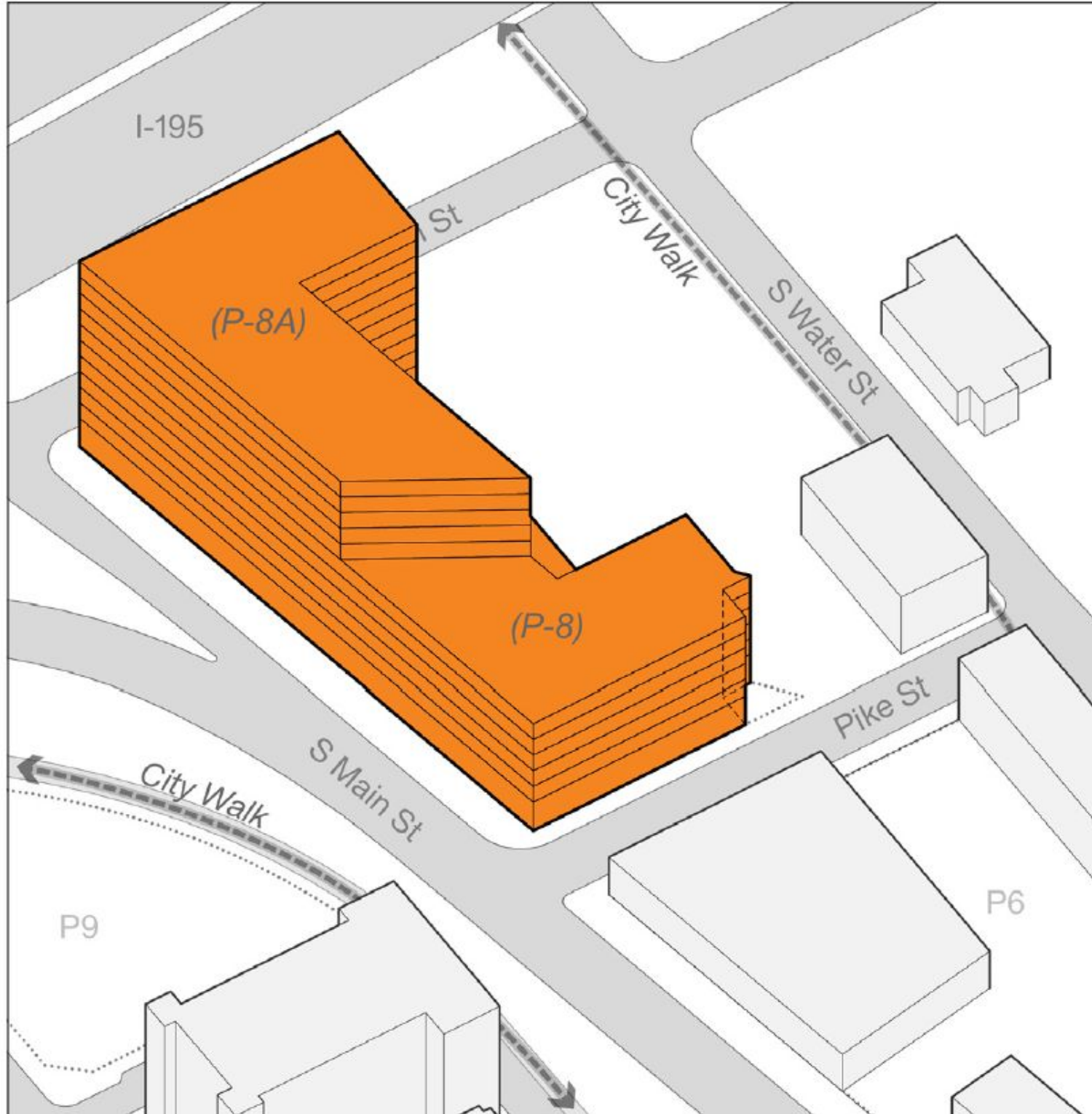
Illustrative Development Capacity Test-Fits: Commercial



Commercial Test Fit	
Ground Level Floor-to-floor	18'
Upper Level Floor-to-floor	13.5'
Typical Upper Floor Plate Width	120'
Gross Ground Floor Area	37K
Gross Typical Upper Floor Area	37K
Stories	(8A) 9 (8) 6
Building Height	(8A) 126' (8) 86'
Floor Area Ratio (FAR)	7.9
Gross Floor Area	297K

Parcel 8 & 8A

Illustrative Development Capacity Test-Fits: Residential



Mixed-use Residential Test Fit	
Ground Level Floor-to-floor	18'
Upper Level Floor-to-floor	11'
Typical Upper Floor Plate Width	65'
Gross Ground Floor Area	37K
Gross Typical Upper Floor Area	28K
Stories	(8A) 11 (8) 6
Building Height	(8A) 118' (8) 68'
Floor Area Ratio (FAR)	7.0
Gross Floor Area	265K

Parcel 8 & 8A Proposals

Urban Design Comparison

Program Comparison



Churchill & Banks

Architect: ZDS (Eric Zuena)

A single mixed-use building:

- 52 luxury condos
- 26,400 SF of spec office
- 9,900 SF of retail
- 4,000 SF rooftop restaurant

Substantial parking deck is part of the project.

At its tallest the building is 10 stories.



D+P & Truthbox

Architect: DBVW (Doug Brown)

Two connected buildings with distinct ownership:

1. Apartment building with 69 units of mixed-income rental housing
2. Commercial office building with 58,000 SF space for a built-to-suit corporate headquarters with 7,000 SF ground floor including 4,000 SF of retail in addition to lobby/common space.

Both buildings are connected by shared subsurface and ground-level parking.

At its tallest, the building is 7 stories.

Program Comparison

By the Numbers



Churchill & Banks



D+P & Truth Box

Churchill & Banks

D+P & Truth Box

Square Footage	SF	%	SF	%
Residential	128,000	49%	72,000	37%
Office	26,400	10%	58,000	30%
Retail, Restaurant, etc.	13,900	5%	4,000	2%
Other	-	-	3,000	2%
Structured Parking	91,840	35%	57,000	29%
Gross Square Feet	260,140		194,000	
Residential Unit Mix				
	#	%	#	%
Apartment or Condos	Condos		Apartments	
Studio	-	-	-	-
1BR	-	-	54	78%
2BR	52	100%	15	22%
3 BR	-	-	-	-
TOTAL UNITS	52		69	
Workforce Units	-	-	18	26%
Parking				
	#		#	
On-Site Covered Parking	234*		169	

Yellow highlight indicates the highest in its category.

* for Churchill & Banks parking, 23 of the 234 spaces would be used for the adjacent 580 Water Street development.

Churchill & Banks

Architect: ZDS (Eric Zuena)



Program

Churchill & Banks



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The Ground Plan

Churchill & Banks



- Active uses along S. Main Street and at the Pike Street and Tockwotton Street corners are a plus.
- Combining parking with 580 S. Water provides opportunities for a better resolution of the parking, in terms of access, efficiency, and on-site vehicular circulation.
- The site plan shows a realigned highway exit ramp. Shifting the ramp will make the proposed sidewalk-facing uses seem better connected to the rest of S. Main Street.

Ground Floor Plan

Churchill & Banks

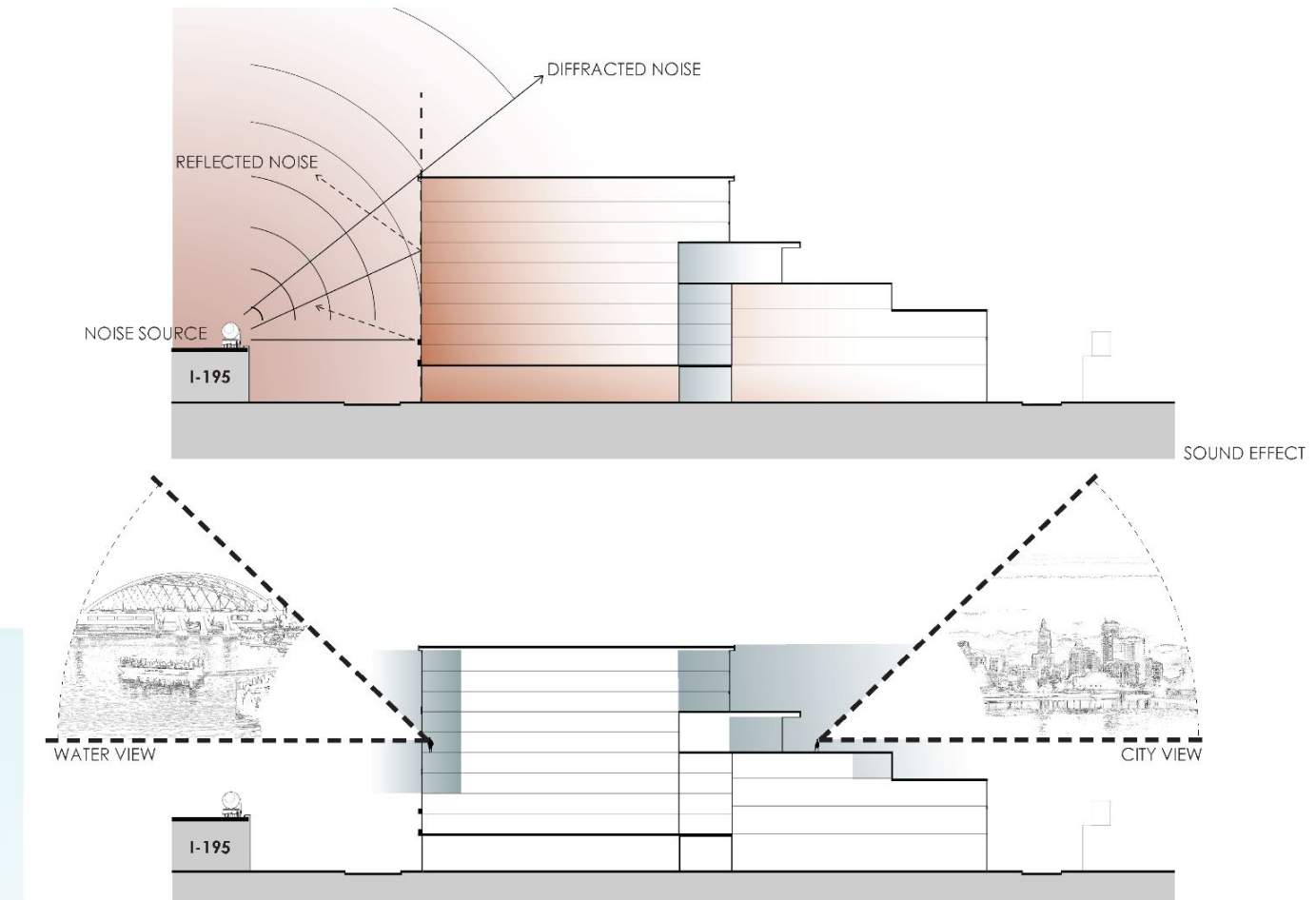


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Massing & Program Mix

Churchill & Banks

- Views are captured from the north and south
- The 10 story building mass on the south end of the building lifts most of the units above the highway and helps cut down highway noise on Pike Street and areas north of the site.
- The combination of residential, commercial, and restaurant uses on the upper floors results in an interesting sculptural form.
- The restaurant takes advantage of one of the intermediate roof levels.



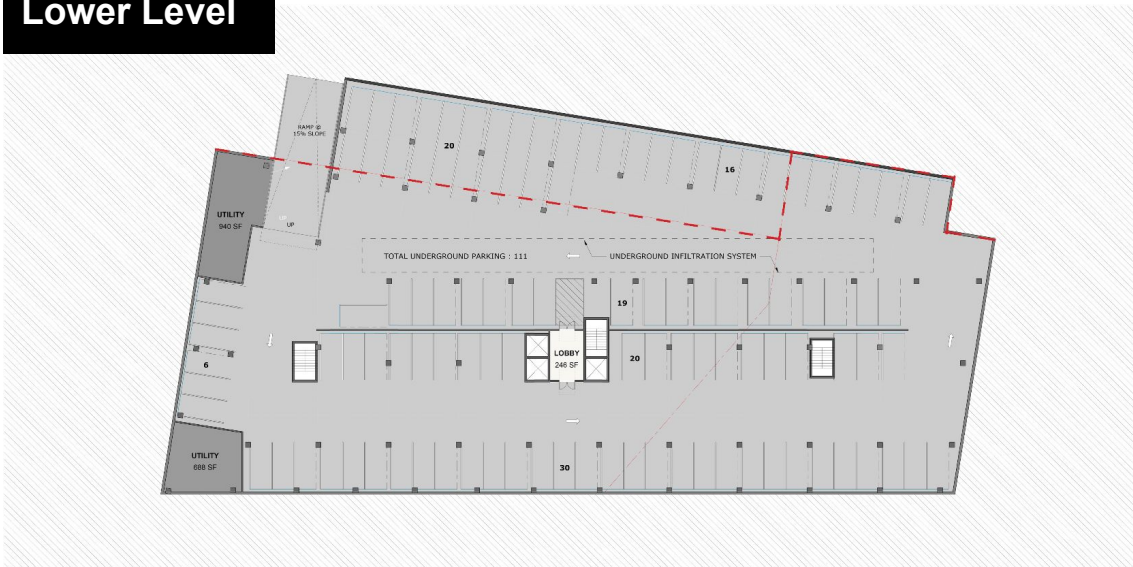
Parking Plan

Churchill & Banks

- Units on the upper floor have views over the roof of 580 S. Water.
- Combining parking with 580 S. Water provides opportunities for a better resolution of the parking, in terms of access, efficiency, and on-site vehicular circulation.
- Lowest level of parking is accessed from ramp down from the existing parking area at 580 S. Water (that has been reconfigured).
- This parking level is not visible from grade (the surrounding sidewalks).
- Tandem parking spaces might be difficult to manage.
- Upper level parking is accessed via a ramp from Pike Street.



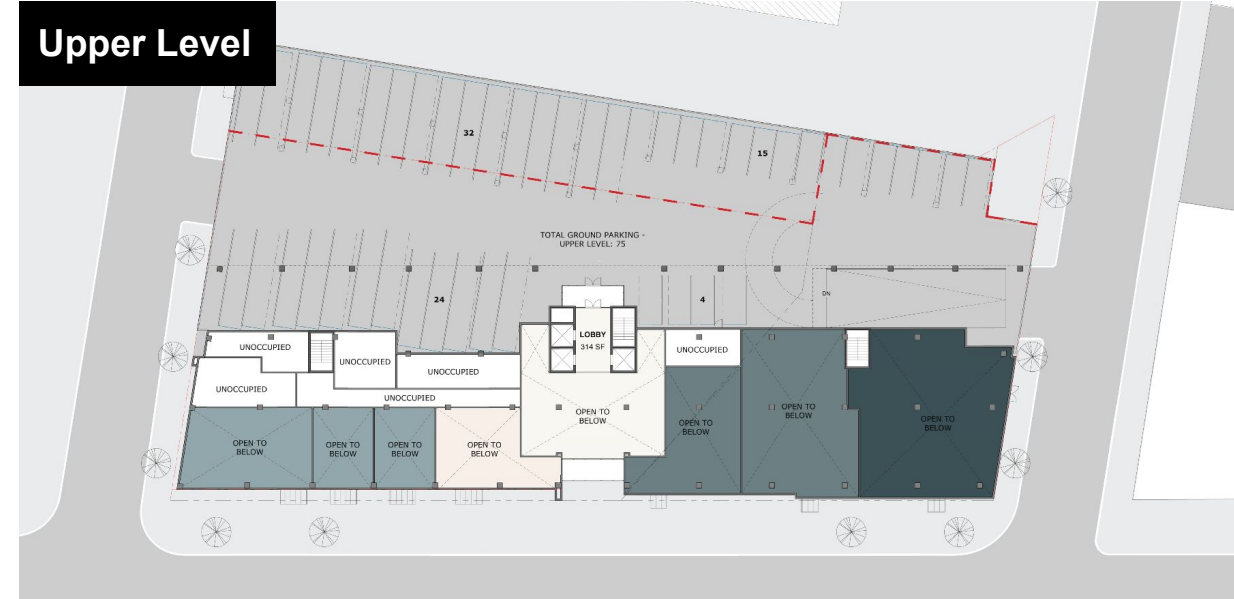
Lower Level



Ground Level

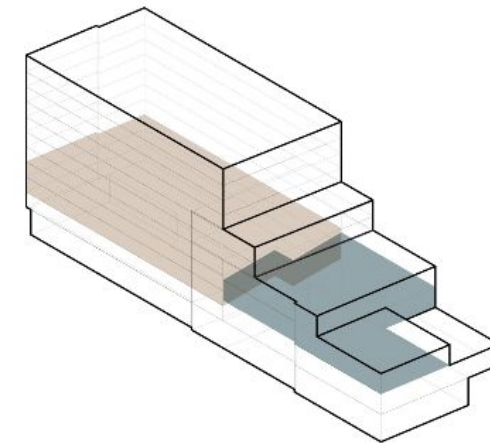
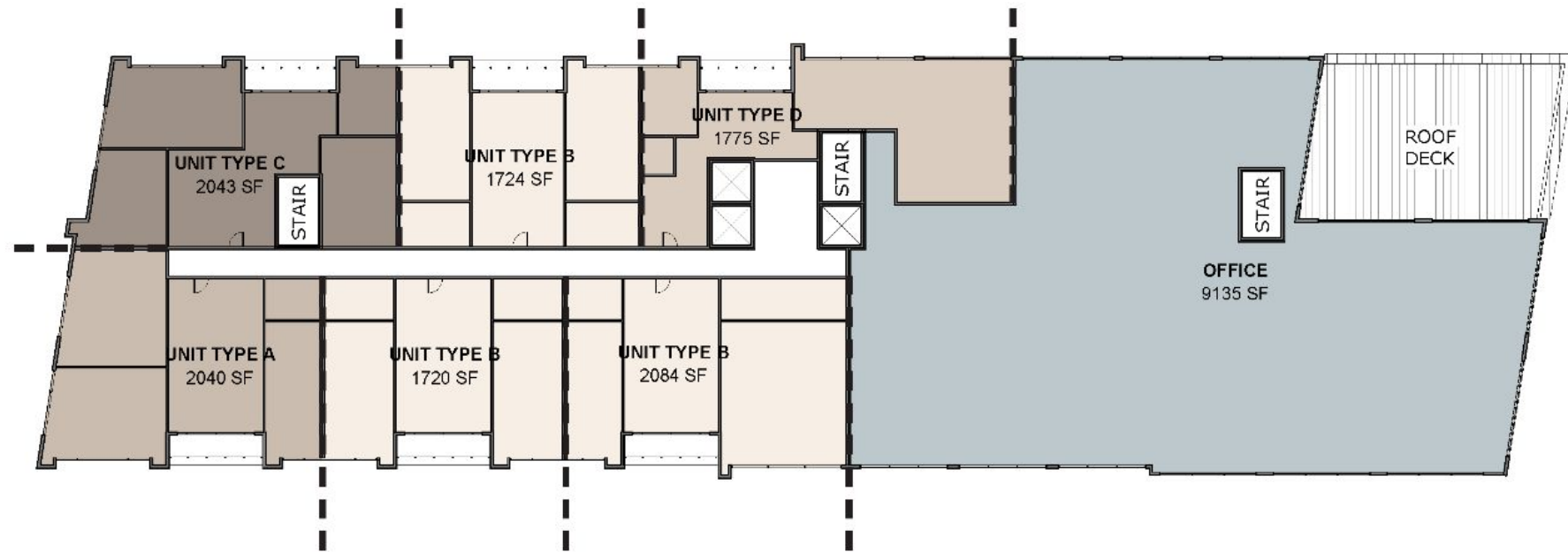


Upper Level

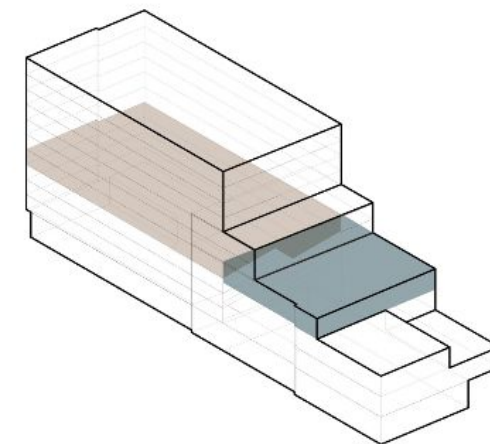
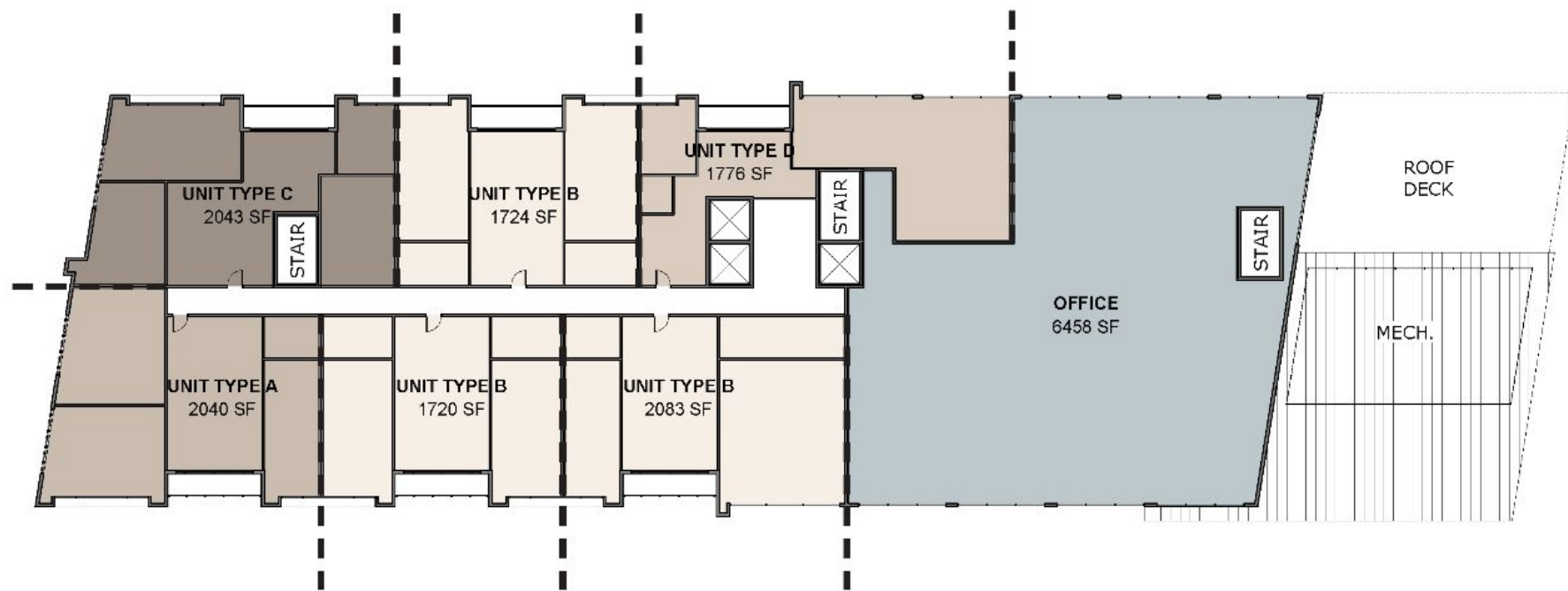


Split Residential / Office Upper Floors

Churchill & Banks



3RD FLOOR PLAN -
CONDO 4TH FLOOR PLAN &
OFFICE 3RD FLOOR PLAN

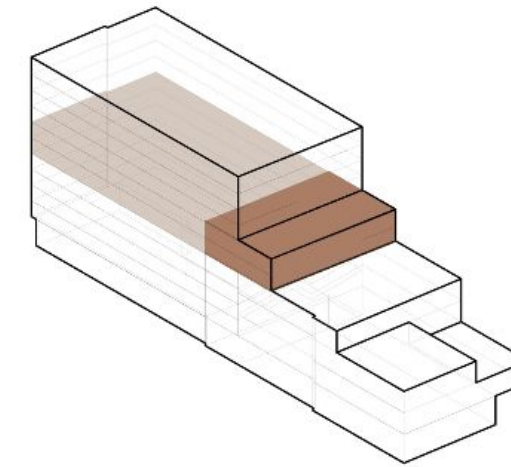
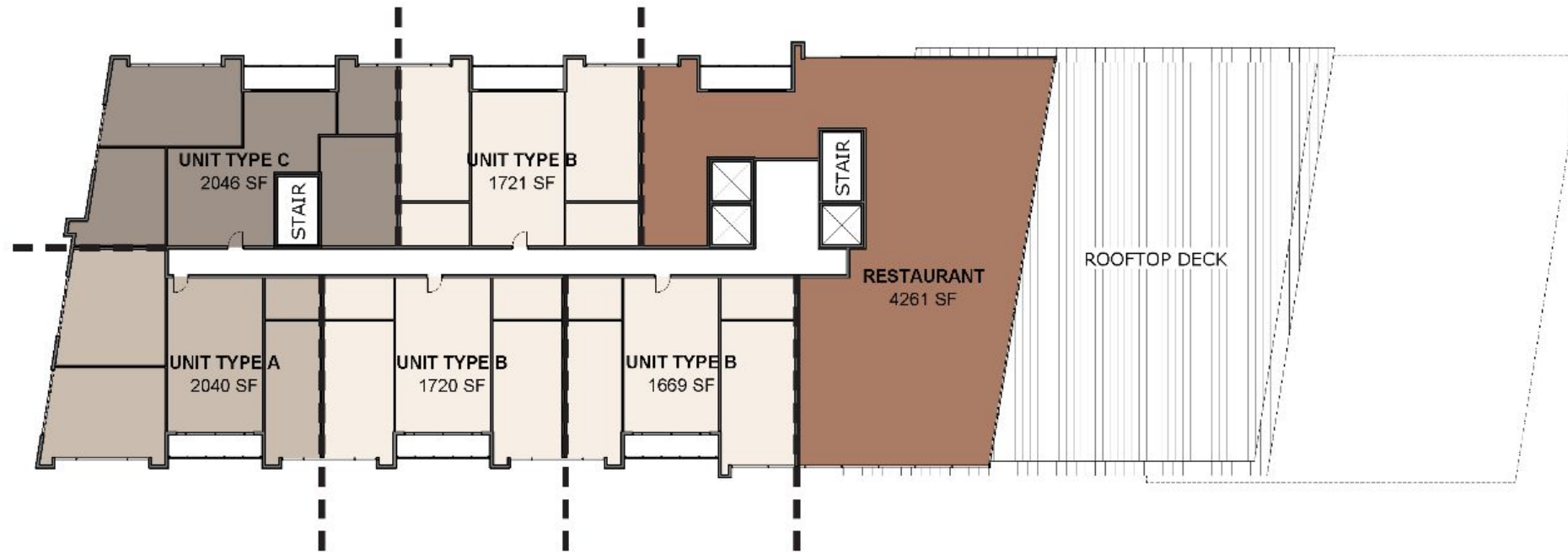


CONDO 5TH FLOOR PLAN
& OFFICE 4TH FLOOR PLAN

- The residential building is served by two elevators and the restaurant and office space by one elevator.
- The office elevator could double as a freight elevator for residential move-ins (TBD).
- Because of the stepping form, the 4th floor office tenant has access to a roof deck too.
- Mechanical equipment is also proposed on this roof level (TBD).

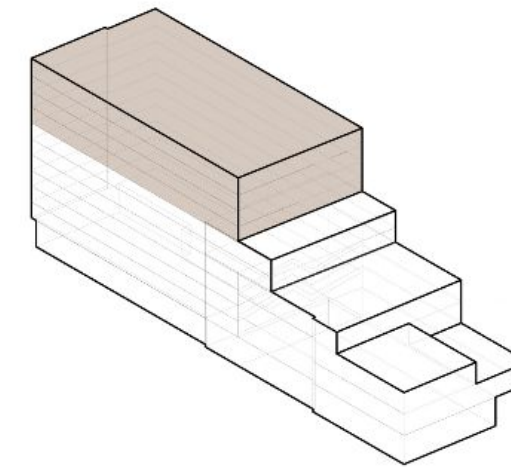
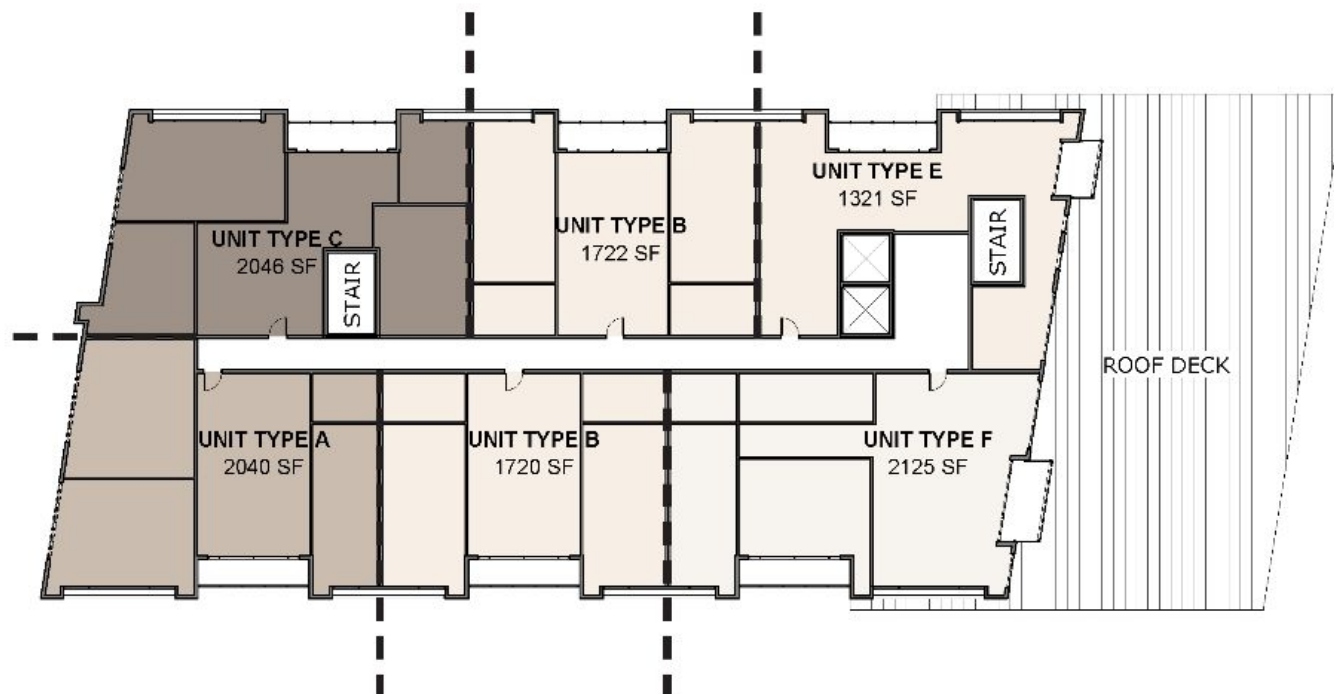
Residential-Only Upper Floors + Restaurant

Churchill & Banks



6TH - 7TH FLOOR PLAN

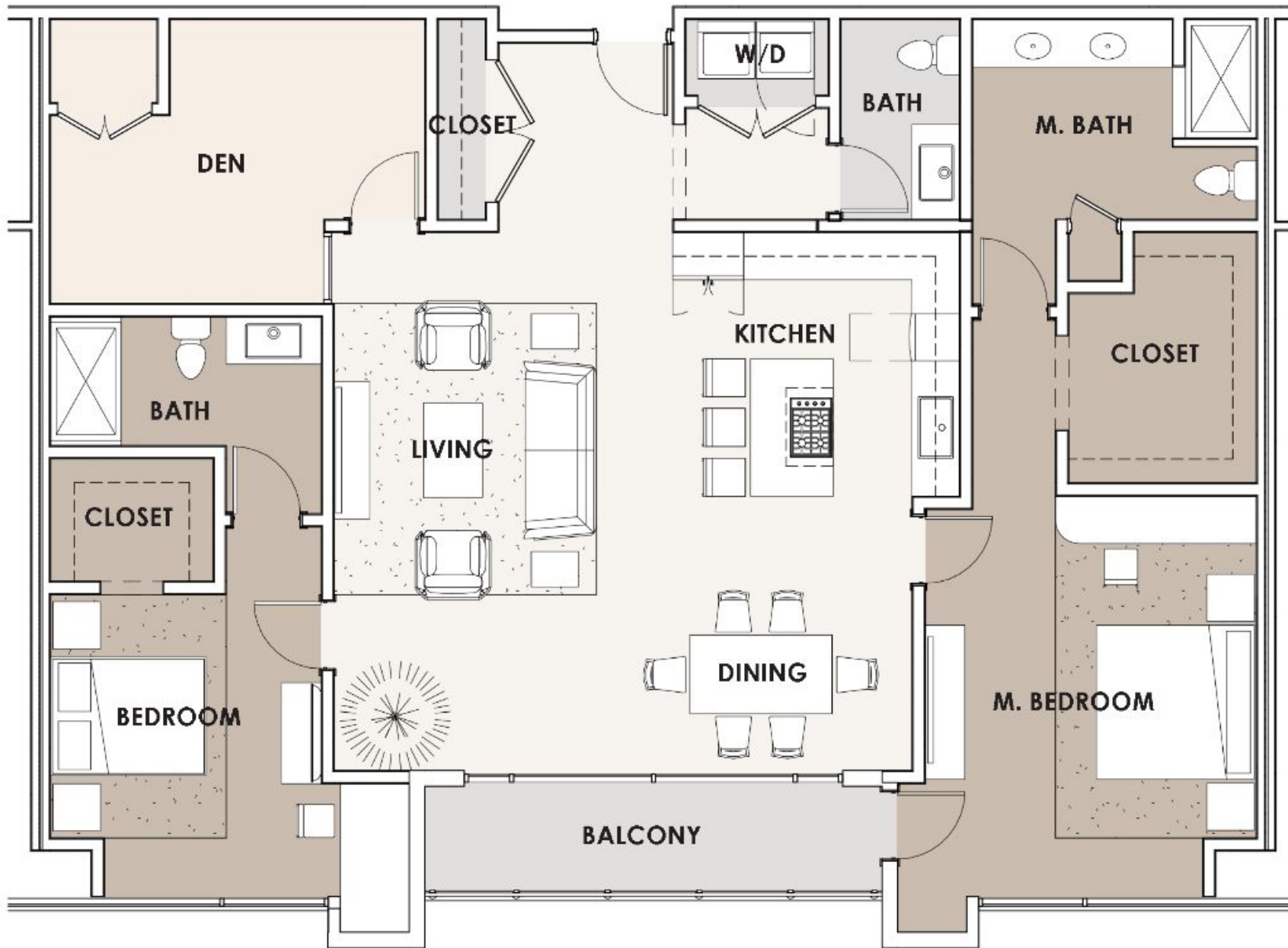
- The restaurant is on the 5th floor of the commercial half of the building and shares the same elevator as the office floors.
- The restaurant has a large rooftop deck with views of downtown.
- The two north-facing units on the 8th floor of the residential half of the building can have roof decks too.



8TH - 10TH FLOOR PLAN

Typical Unit Layout

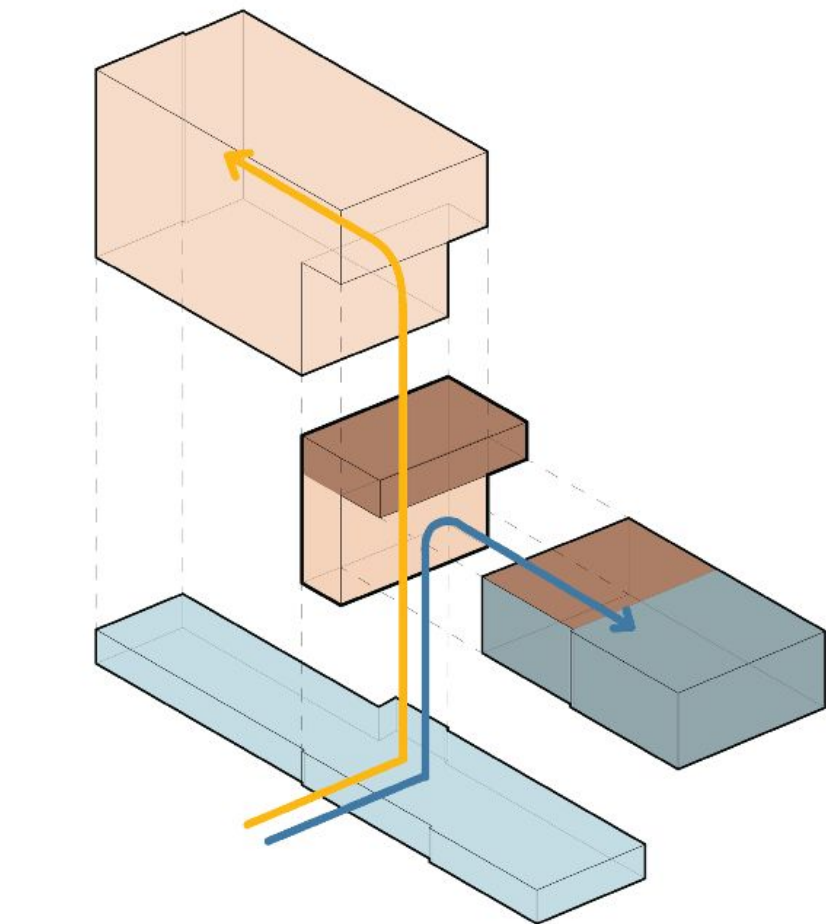
Churchill & Banks



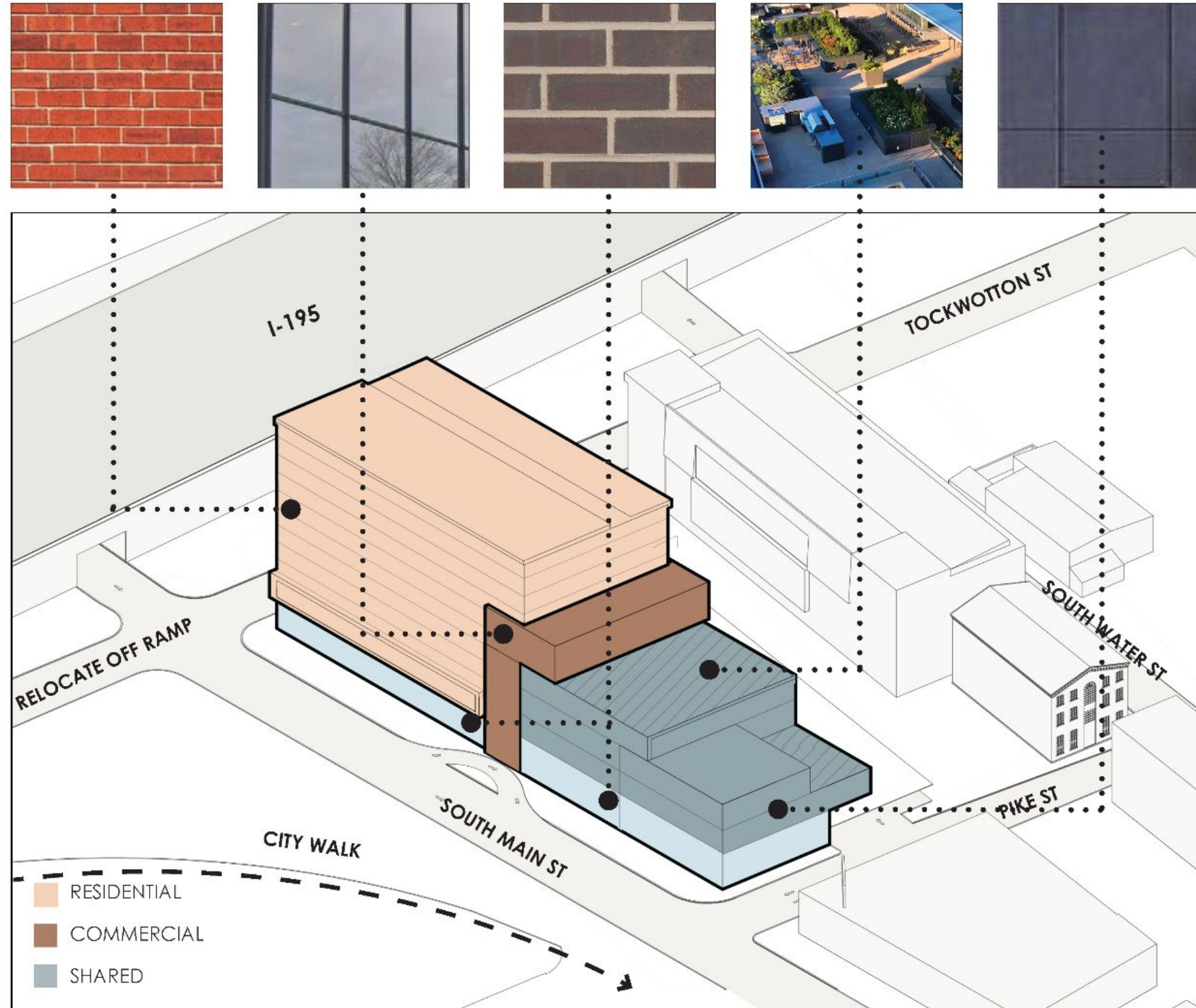
- The condominium units are large and are designed for affluent empty-nesters, judging by the layout and amenities.
- Every unit has a balcony, large walk-in closets, and in-suite bathrooms.

Massing & Material

Churchill & Banks



- CONDOMINIUMS
- ACTIVE USE
- OFFICE
- RESTAURANT
- PUBLIC CIRCULATION
- PRIVATE CIRCULATION



- The massing approach is reinforced by the palette of materials proposed for the exterior cladding.
- The materials signify the different building uses.

South Main Street View

Churchill & Banks



- The scale of the building at the Main Street/Pike Street corner complements the grocery store across the street.
- The expression of the mid-block building entrance helps energize the S. Main Street frontage and communicate the connection from the public realm to the publicly accessible restaurant and roof deck.

Aerial View

Churchill & Banks



- The stepping spirals up from Pike Street to the edge along the highway.
- The restaurant terrace creates an interesting focal point half way up the building.

Highway View

Churchill & Banks



- A tall well-proportioned building mass is appropriate on the highway side of the parcel. It will be recognizable landmark and will bring the urbanity of Downtown Providence to one of the gateways into the City..

Sustainability, Resilience, and Waivers

Churchill & Banks

- **Sustainability:** The proposal does not commit to sustainability measures beyond what is already required by code or provided by contemporary off-the-shelf building systems
- **Resilience:** On-site water retention system is a plus.
- **Waivers:** According to the development proponent, no waivers are required.

Notable Sustainability Features

- Passive Solar Building Massing & Design
 - The stepping of the mass from south to north offers protection to the northern facing roof decks from the southern solar exposure.
 - Residential balconies are recessed along the east and west facing facades to reduce solar exposure to large, glazed openings.
 - The southern façade reduces the amount of glazing to limit solar heat gain.

Notable Resilience Features

- Stormwater Retention (Underground Cisterns) & Infiltration
 - The majority of storm runoff will be stored onsite for gradual infiltration below ground through large linear cisterns below the parking area.
 - Reduces demand on the city stormwater mitigation systems.
 - Allows infiltration to occur naturally, thereby reducing requirements for water treatment, or the possibility of untreated water draining into the river or bay.

Paraphrased from Churchill & Banks's proposal submission

D+P Real Estate & Truth Box Inc.

Architect: DBVW (Doug Brown)



Program

D+P & Truth Box



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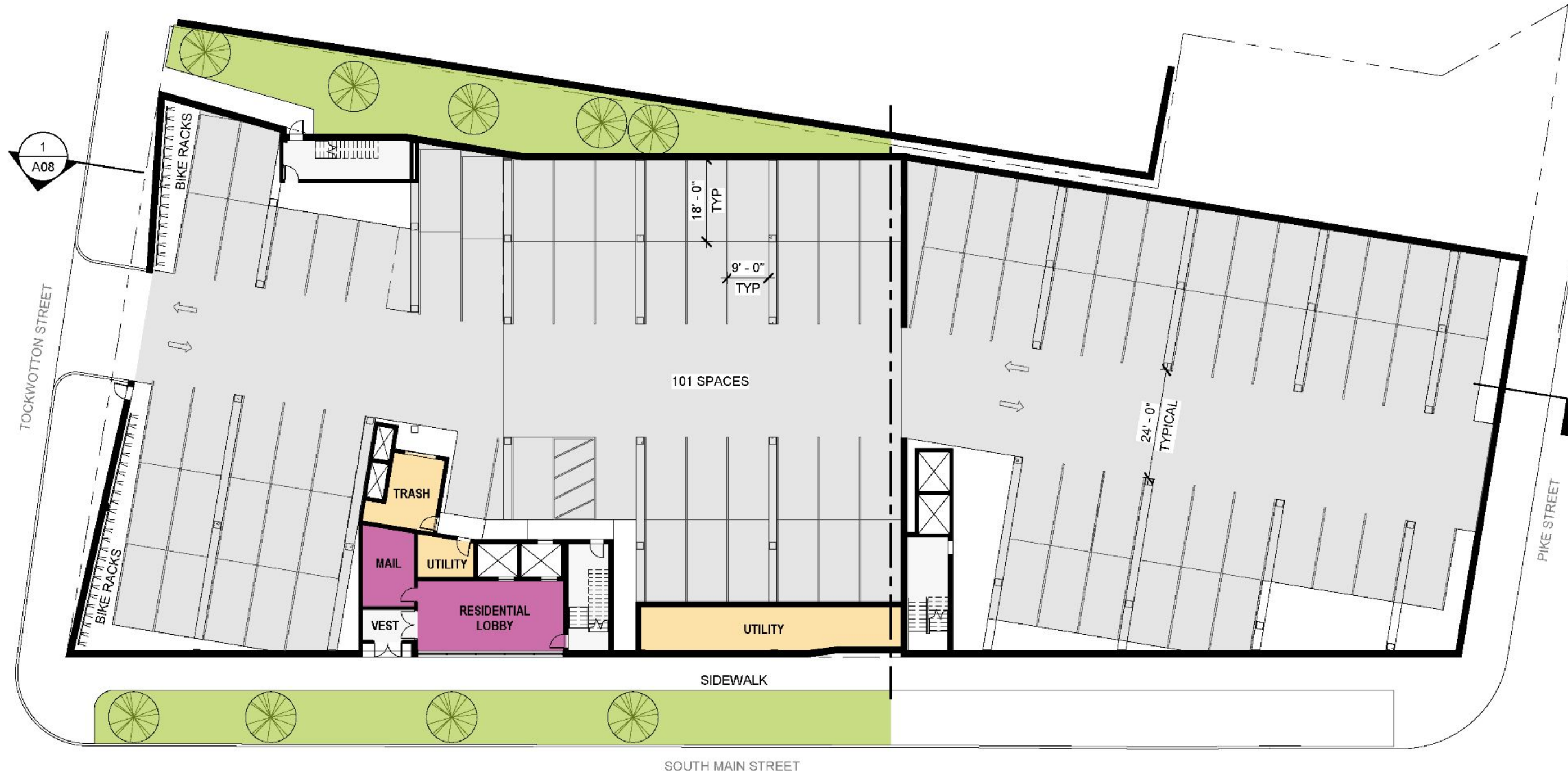
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Structured Parking	57,000	29%
Gross Square Feet	194,000	
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Apartment or Condos	Apartments	
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Workforce Units	18	26%
Parking		
	#	
On-Site Covered Parking	169	

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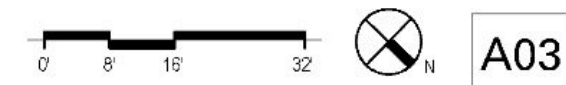
Lower Level Parking Plan

D+P & Truth Box



- The site constraints mean the parking is inefficient. Double and triple-deep “tandem” parking will be a functional and operational challenge. Ownership is considering use of a valet during business hours to address this.
- The commercial and residential components have separate lobbies located as different elevations along S. Main Street.

1 BEDROOM UNIT	COMMERCIAL	LOBBY	TENANT SPACE
2 BEDROOM UNIT	COMMON LOUNGE	MULTI-FUNCTION SPACE	UTILITY



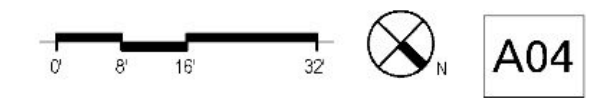
Ground Floor Plan

D+P & Truth Box



- The project has limited active edges at the sidewalk level because of the parking and mechanical space layouts.
- The project has two parking levels that are not interconnected internally and need to be accessed separately from Tockwotton (lower level) or Pike Street (upper level).

1 BEDROOM UNIT	COMMERCIAL	LOBBY	TENANT SPACE
2 BEDROOM UNIT	COMMON LOUNGE	MULTI-FUNCTION SPACE	UTILITY



2nd Floor Plan

D+P & Truth Box



- Above the parking levels, the residential and commercial components are treated as two separate buildings that meet at a demising wall. The commercial building is a simple block while the residential building is L-shaped.
- An amenity deck for the residents is located above the two-story parking podium below.

	1 BEDROOM UNIT		COMMERCIAL		LOBBY		TENANT SPACE
	2 BEDROOM UNIT		COMMON LOUNGE		MULTI-FUNCTION SPACE		UTILITY



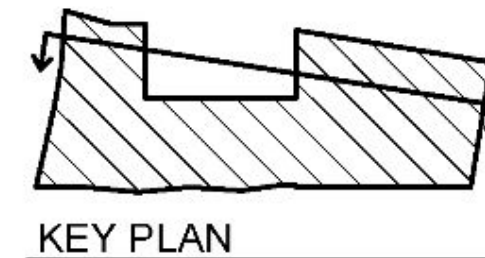
Section: Pike St to Tockwotton St

D+P & Truth Box

- The amenity deck is at the same level as the highway and it won't provide good views.
- The residential and office components of the project are approximately the same height, but have a different number of floors above the podium level because of different floor-to-floor heights.



1 BEDROOM UNIT	COMMERCIAL	LOBBY	TENANT SPACE
2 BEDROOM UNIT	COMMON LOUNGE	MULTI-FUNCTION SPACE	UTILITY



A08

Typical Upper Floor Plan

D+P & Truth Box



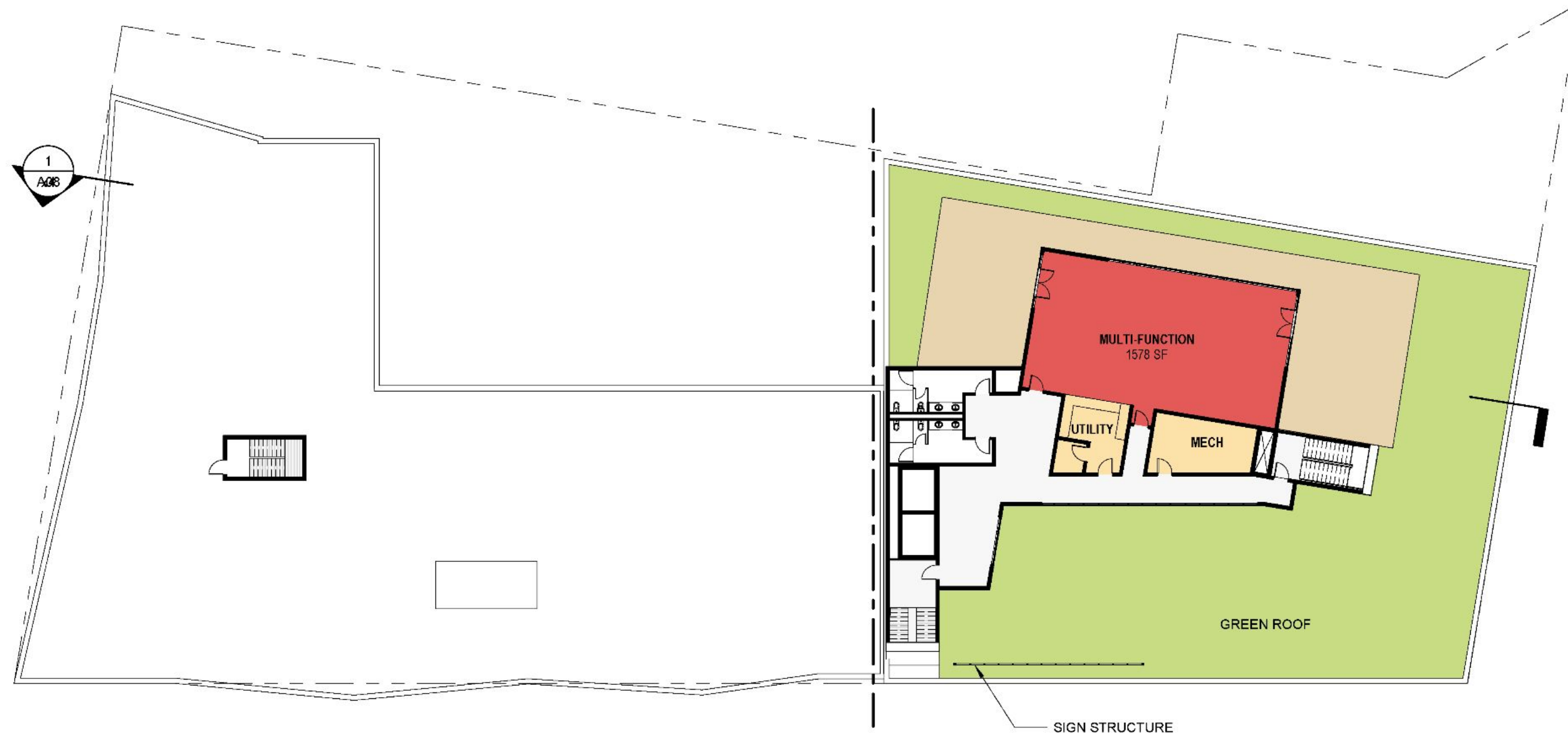
- The L-shaped residential building means there are views looking south from the commercial floors through the gap between the residential wing and 580 S. Water Street (not shown in this plan).

1 BEDROOM UNIT	COMMERCIAL	LOBBY	TENANT SPACE
2 BEDROOM UNIT	COMMON LOUNGE	MULTI-FUNCTION SPACE	UTILITY



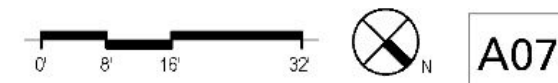
Roof Plan

D+P & Truth Box



- The commercial building has a penthouse with a 1,578 SF multi-function space and roof deck.

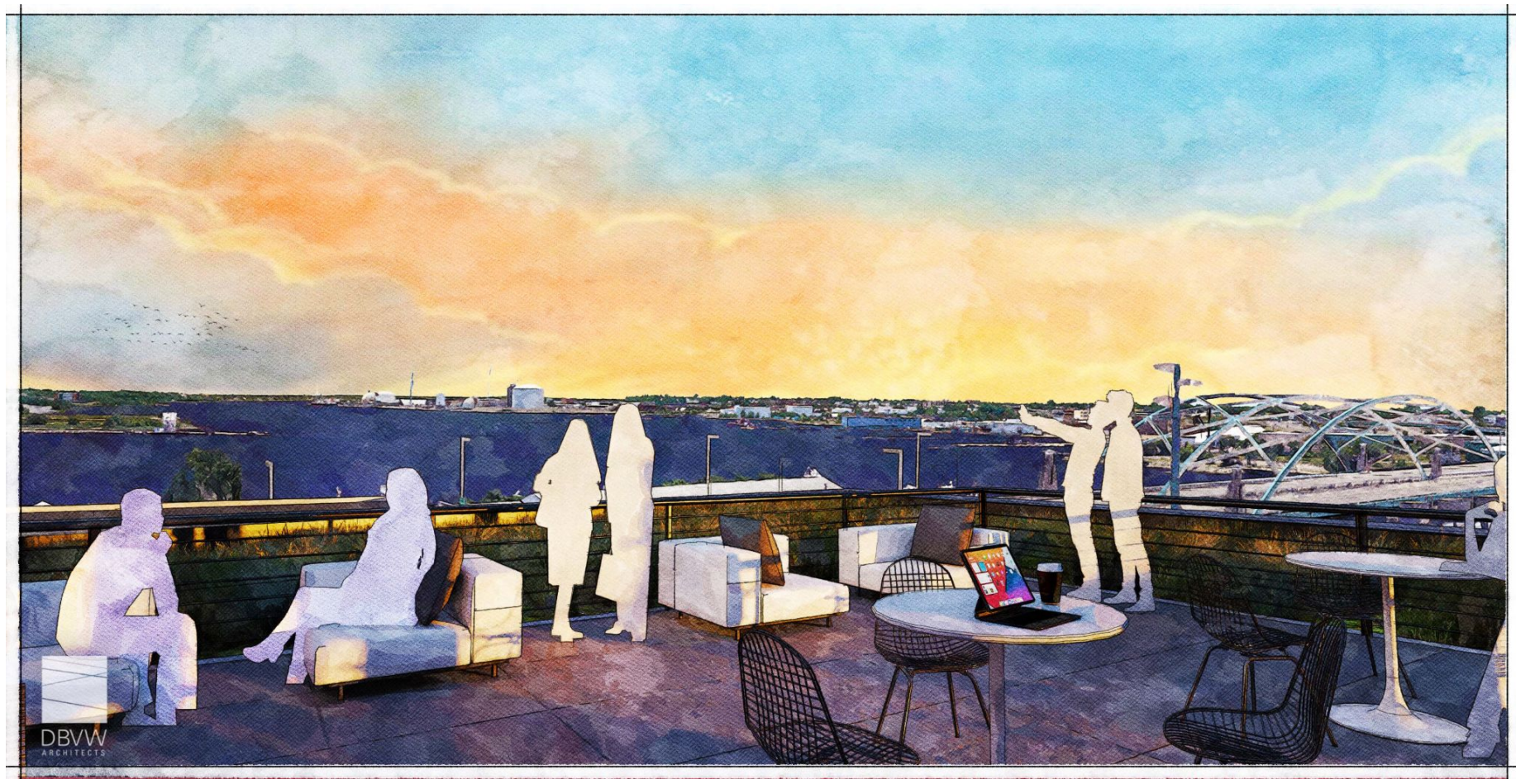
1 BEDROOM UNIT	COMMERCIAL	LOBBY	TENANT SPACE
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Roof Deck View

D+P & Truth Box

- The commercial tenant will have access to a multi-purpose space and roof deck with views towards Downtown and the river.



S. Main Street View

D+P & Truth Box

- The design vocabulary of the two building components is very different. The commercial building is traditional looking while the residential building has a more contemporary character.
- The overall effect is monotonous because both components have a similar color palette and are approximately the same size.



Tockwotton Street View

D+P & Truth Box

- The residential facade is a tartan plaid of verticals and horizontals and it has gently folding inflections in plan.
- The parking that meets the sidewalk at S. Main Street and Tockwotton Street is partially disguised with shopfront-looking screening.



S. Main Street View

D+P & Truth Box

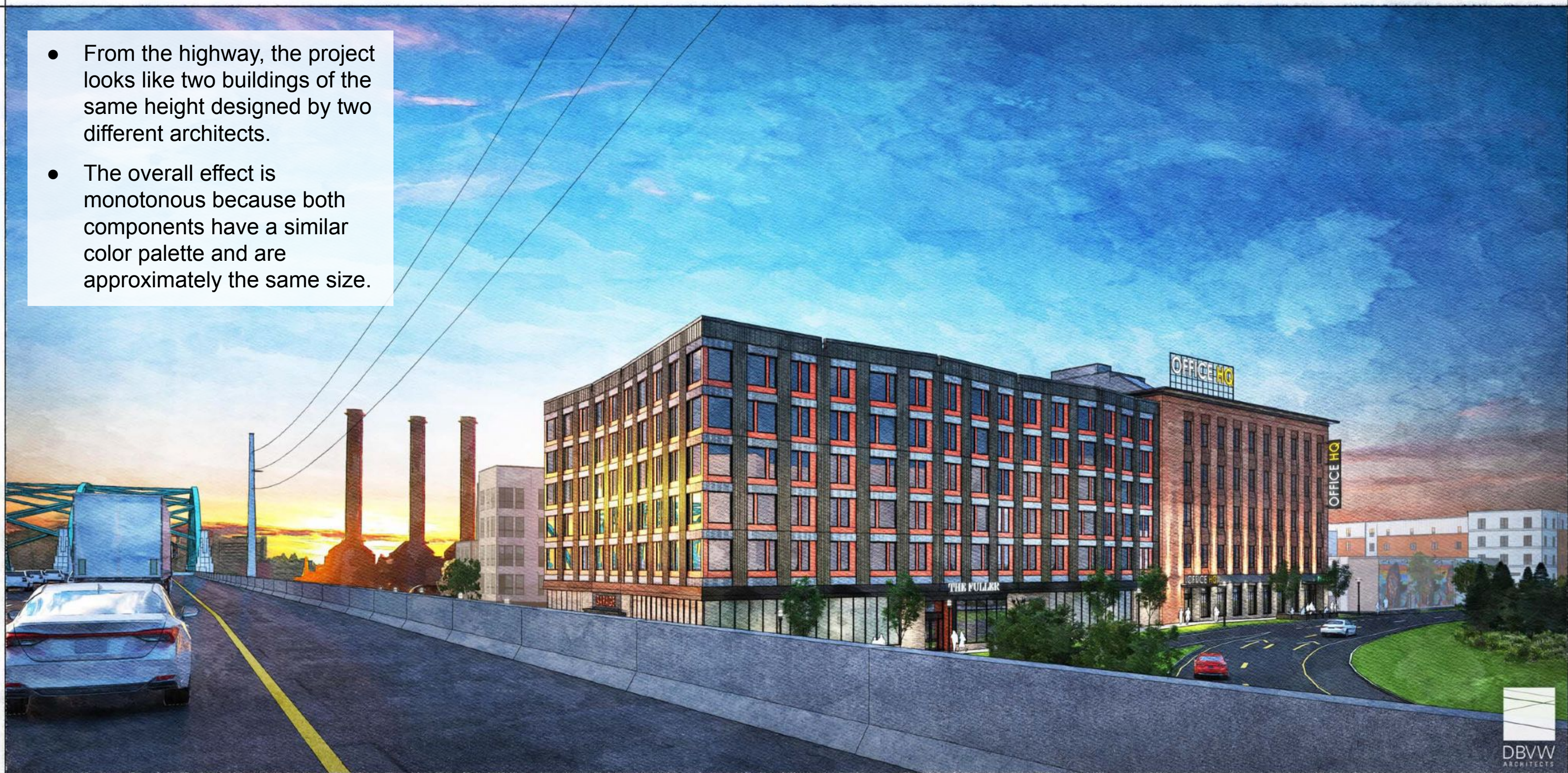
- The parking that meets the sidewalk at S. Main Street and Tockwotton Street is partially disguised with shopfront-looking screening.
- The residential lobby is located in the middle of the residential building facade and half way between the first and second parking levels.



Highway View

D+P & Truth Box

- From the highway, the project looks like two buildings of the same height designed by two different architects.
- The overall effect is monotonous because both components have a similar color palette and are approximately the same size.



Highway View

D+P & Truth Box

- The residential amenity deck and corner of the commercial building are visible beyond the residential building in the foreground.
- The facade along the highway is a continuation of the residential facade that faces S. Main Street.



Sustainability, Resilience, and Waivers

D+P & Truth Box

- **Sustainability:** The proposal includes modest sustainability goals, including rooftop solar array, all electric appliances and shared parking “to the greatest extent possible.”
- **Resilience:** Resilience is a goal, but without any specific approaches spelled out.
- **Waivers:** According to the development proponent, no waivers are required.

Notable Sustainability Features

- Sustainably Made Materials
 - Substituting natural and renewable wood in place of steel and concrete wherever possible to reduce embodied carbon
 - Eco-friendly interior finishes, contributing to healthy indoor air quality
- Green & Solar Roofs
 - Green roof areas
 - Site-wide rooftop solar electric panel array taking advantage of the site’s permanently unobstructed southern exposure, which could bring the project to near net zero status (estimated at approx. 90 KW).
- Energy Efficient Mechanical Systems, Fixtures & Appliances
 - All-electric building approach with energy recovery ventilators (ERVs)

Notable Resilience Features

- Stormwater Management
 - Strategies may include green roofs, tree filters, and underground infiltration
- Reinforced Structure & Floodable Parking
 - designing resilient site components to handle more forceful weather events and ongoing sea level rise. We have considered the lower parking level in this context as well as prepared the building systems for inundation and minimizing storm damage.

Paraphrased from Churchill & Banks’s proposal submission

Thank You!