

Parcels 14 & 15

CV Properties

Proposal Summary & Design Review Panel Comments

I-195 Redevelopment District Commission Meeting
July 24, 2024

Overview of Design Changes since Previous Commission Meeting



05.10.24 - I-195 PRESENTATION COMMENTS

- Create a variety of window sizes and window expressions.
- Add mullions to make windows feel more residential.
- Add residential architectural elements such as bay windows.
- More dimensional variation of solid metal panels.



06.10.24 - DDRRC PRESENTATION COMMENTS

- Explore changing material from metal panel at the building base.
- Balconies would be nice.
- Architecturally celebrate building entrances and lobby thru-block.
- Introduce element of warmth, possibly at building base.
- Explore where vertical glass elements end.



CURRENT DESIGN

- Changed base material to buff colored brick.
- Expressed building entrances as two stories.
- Added 10'-9" x 3'-6" metal clad balconies with metal guardrails to the south end of the building.
- Varying window width and metal panel dimensions.
- Introduced a projected bay window at the living rooms
- Vertical glass slots start at the top of the base
- Added mullions to break up large panes of glass.

Site Plan - Ground Level (Interim Conditions)



Site Plan - Typical Residential Level

BUILDING AREA	PROPOSED AREA
TOTAL	165,896 GSF

UNIT TYPE	PROPOSED UNIT COUNT
STUDIO	39 UNITS (21%)
1 BEDROOM	127 UNITS (69%)
2 BEDROOM	17 UNITS (10%)
TOTAL	183 UNITS



RESIDENTIAL UNITS



Site Plan - Ground Level (Phase 2 Full Build)



Site Plan - Parking Level (Phase 2 Full Build)



Comments on color palette, window mullions, balconies

In order to better harmonize the color palette of the building, adjust the metal panel color of the penthouse floors so it is a warmer and creamier color that is more similar to the color of the brick base.

Balconies are welcome additions because they add depth and texture to the building and leverage park views, but they need to be better integrated into the facade behind.

The addition of intermediate mullions to the windows has improved the overall scale and texture of the building and give it a more residential character. Despite this, we strongly encourage the team to use operable windows in all living spaces and bedrooms.

Balconies on the park enhance the residential expression and provide outdoor space for residents.



Comments on base materiality and lobby entrance

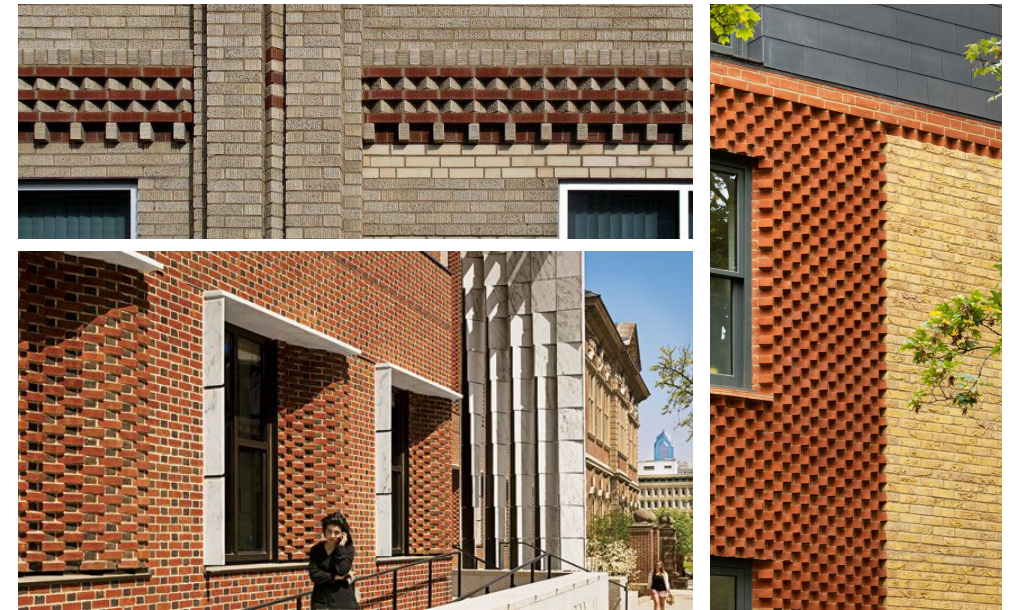
Use full dimensional brick to allow for additional brick details that can add texture and shadow. These might include a corbelled or dog tooth pattern in lieu of a flush stacked bond in the band between the first and second floor windows.



VIEW OF MAIN ENTRY FROM PECK STREET

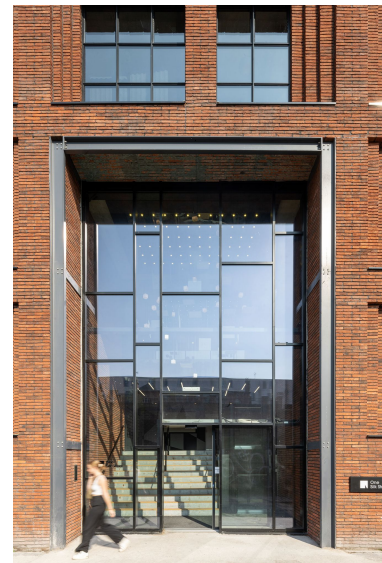


VIEW OF BACK ENTRY FROM COURTYARD



Example of brick textures

Push back the full-height transom window above the lobby entrance vestibules on both sides of the building by at least 30 inches so brick can be returned the full depth of the step back. This will make the entrance more legible, reinforce the through-building connection to the future mid-block plaza, and make the brick base look more substantial.

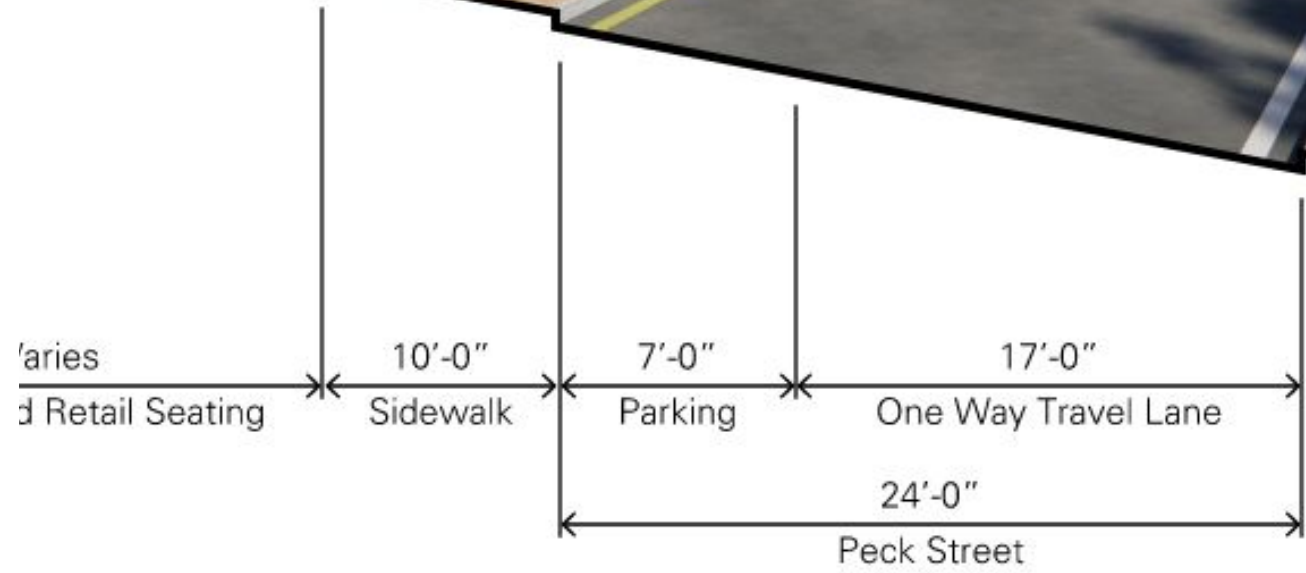


Example of brick return conditions



Design Review Panel Comments

Make retail space more attractive to restaurant tenant by adding several features to core-and-shell scope



1. An entrance vestibule at the top of the ramp from Peck Street that partly extends into the plaza and partly pushes into the interior space and clearly signals that it is the front door of a restaurant.
2. French doors, accordion doors, or other shopfront treatment that allows for an indoor/outdoor dining experience when the weather is nice. At a minimum, this treatment should be added to the shop front module facing the park that is closest to the river.



Examples: Oberlin, Providence RI (top left); Sonsie, Boston MA (top right); Narragansett brewery, Providence RI (bottom)

Recommended Landscape & Hardscape Adjustments along Peck St



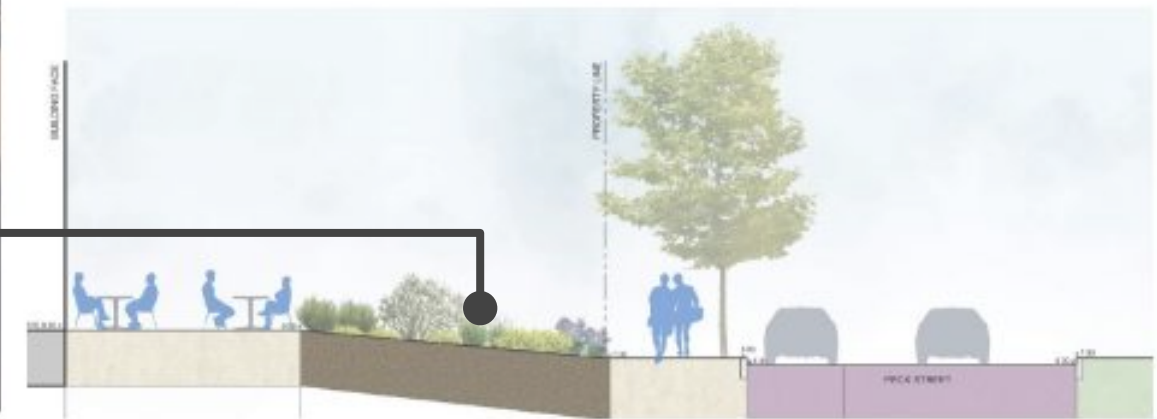
Add a wide flight of stairs that are on axis with the front doors so there is a direct connection between the lobby and the logical pick-up/drop-off location.

Add an accessible route from the same curbside locations.

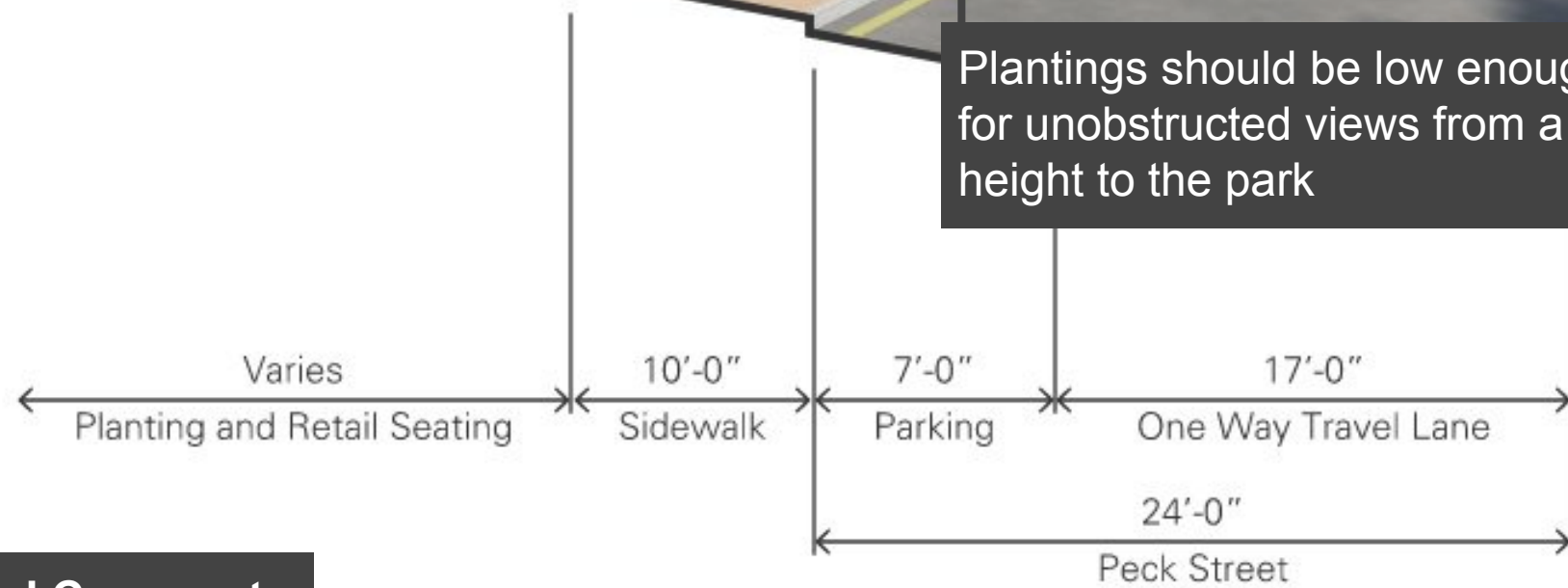
Make other ramps and slopes that lead to the entrance wider and more intuitive relative to pedestrian desire lines.

Design Review Panel Comments

Plantings between Restaurant Terrace and Sidewalk



Plantings should be low enough to allow for unobstructed views from a seated height to the park



Design Review Panel Comments

Bike Room Access & Interim Mid-block Condition



Add a slope or ramp that leads directly from the through-block path to the enclosed bike parking area.

Clarify the interim mid-block condition since the current site plan shows an undifferentiated landscape area and no interim parking behind 200 Dyer Street. The revised site plan should show how the scope of site work will meet any parking that will be located behind the remaining building.

Design Review Panel Comments

Recommended Conditions for Approval

1. Strongly encourage the use of operable windows in all living spaces and bedrooms
2. Better integrate balconies into the facade behind
3. Use dimensional brick and push back lobby entry glazing to introduce depth and detail and reinforce through-building connection
4. Reconsider metal panel color of penthouse floors to better match with color of brick base
5. Make retail space more attractive to a restaurant tenant by adding an entrance vestibule and shopfront treatment conducive to indoor/outdoor dining experience
6. Redesign landscape and hardscape between Peck St sidewalk and street-facing entrance to residential lobby
7. Ensure plantings between restaurant terrace and sidewalk are low enough to allow for unobstructed views to the park
8. Improve access to bike parking area by adding a slope or ramp from the through-block path
9. Clarify interim mid-block condition and show how the scope of site work will meet any parking located behind the remaining building

Thank You!

