



December 4, 2024

Caroline Skuncik
Executive Director
I-195 Redevelopment District
225 Dyer Street, Fourth Floor,
Providence, RI 02903

RE: Parcel 9, Phase 2 Upper Story Transparency Waiver Recommendation

Dear Caroline,

Utile, the I-195 Redevelopment District's Urban Design and Planning consultant, recommends that the Commission grant the requested waiver (see below) for Phase 2 of the Pennrose proposal for Parcel 9.

Summary of Prior Transparency Waivers Granted

Parcel 9 Phase 2 has been granted three transparency waivers to date:

- Section 2.5.A.2.b.i: a reduced minimum of 40% transparency for non-residential ground floor uses (December 2020),
- Section 2.5.A.2.c: a reduced minimum of 30% transparency for residential ground floor uses (December 2020), and
- Section 2.5.A.2.d: a reduced minimum of 30% transparency for upper story uses (January 2023).

Waiver Recommendation

Utile recommends that the requested transparency waiver to Section 2.5.A.2.d of the 2020 Development Plan allowing for a minimum of 25% transparency for upper story uses is granted based on the following site- and project-specific constraints and contextual factors:

1. Residential Context: nearby commercial uses are minimal now and for the foreseeable future (unlike elsewhere in the District), so a more residential level of transparency is contextually appropriate.
2. Unique Siting: four public-facing facades makes it difficult to accommodate resident parking, service and back-of-house uses while meeting the transparency requirement.
3. CityWalk Frontage: does not require commercial activation, intensive planting, murals and other activation is sufficient.
4. State Funding Constraints & Standards: budgetary constraints imposed by state funding combined with market-based cost escalation and Rhode Island Housing (RIH) energy efficiency targets would make it cost-prohibitive to meet the transparency requirements in this context for this program.

utile

Please do not hesitate to reach out if you have questions or would like additional information.

Regards,

A handwritten signature in black ink, appearing to read "Tim Love". The signature is fluid and cursive, with a large loop at the end.

Tim Love, Principal
Utile
115 Kingston Street
Boston, MA 02111