

Thompson, Alexis

From: Kari Lang <kari@wbna.org>
Sent: Tuesday, April 13, 2021 11:17 AM
To: Thompson, Alexis
Cc: Alyssa Bishop; Rachel Robinson; Nic Canning; Sath, Boup
Subject: Re: WBNA comment letter for 369 Broadway

Hi Alexis,

As a follow-up to my previous email, I would like to clarify that the WBNA has met with Dustin Dezube and his architect Kevin Diamond several times to review the proposed project at 369 Broadway. They have also presented to the Providence Historic District Commission. WBNA appreciates that Dustin and Kevin have made planning and design revisions based on our comments (WBNA CDC comment letter dated 11/13/21 previously attached) and with those revisions, WBNA is in support of their application for dimensional variances.

We appreciate that they worked with the neighborhood.

Sincerely,
Kari

On Tue, Apr 13, 2021 at 9:10 AM Thompson, Alexis <Athompson@providenceri.gov> wrote:

Thank you Kari-

I will include this letter in the record file and send to the Board members.

Take care-

Alexis

From: Kari Lang <kari@wbna.org>
Sent: Tuesday, April 13, 2021 8:44 AM
To: Thompson, Alexis <Athompson@providenceri.gov>
Cc: Alyssa Bishop <alyssabishop@gmail.com>; Rachel Robinson <rrobinson@ppsri.org>; Nic Canning <nic.canning@gmail.com>
Subject: WBNA comment letter for 369 Broadway

Good morning Alexis,

Attached please find the WBNA's comment letter for 369 Broadway for Wednesday's Zoning Board of Review meeting.

Thank you,

Kari

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Kari N. Lang

Executive Director

West Broadway Neighborhood Association

1560 Westminster Street

Providence, RI 02909

401-831-9344

www.wbna.org

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WBNA Office Hours

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WEST BROADWAY NEIGHBORHOOD ASSOCIATION



Caleb Borchers
President

November 13, 2020

Rebecca Atwood
Vice President

Dustin Dezube
ddezube@gmail.com

Rachel Robinson
Vice President

Kevin Diamond, R.A.
kevin@providenceliving.com

Paul Cotter
Secretary

Re: 369 Broadway

Terry Snook
Treasurer

Dear Dustin and Kevin,

Board

Jenica Reed Conley
Eugenio Fernandez
Emily Koo
Cynthia Langlykke
Stephanie Larrieux
Renee Morris
Obed Papp
Kai Salem
Noel Sanchez
Nancy Worthen

Once again, we very much appreciate your continued interest in working with the neighborhood and the WBNA Community Development Committee (CDC) as you continue to make adjustments and improvements to your proposed project at 369 Broadway.

At our joint meeting on November 10th, and subsequent committee conversation, we reviewed and encourage the following planning and design revisions:

- Reduction of the footprint to dimensions that minimize the bulk of the new structure, minimize the visual impact on the site and the existing historic structure and maximize open space.
- Reduction of the unit count to 7 or 6 so that two or three levels of the building have two units and one or two levels have one unit. The CDC believes that an ideal layout would be one unit on each of the bottom and top levels and two units on each of the two middle levels for a total of six units.
- Elimination of the exterior deck between the existing building and the new structure, and substitution of a landscaped patio.
- Focus on design and construction of an inviting and comfortable urban patio between the two structures with adequate lighting and reasonable sense of space.
- Shifting the new structure northward into the setback zone to increase the space and comfort between the two buildings.
- Design of the exterior stairway to be relatively 'light and airy' to minimize the spatial impact on the outdoor patio space.
- Architectural expression of the third (top) level as an 'urban treehouse' with form, glazing and siding treatment to evoke that imagery and experience.
- At least one unit to be a housing voucher (Section 8) unit to encourage mixed income tenancy. The committee encourages that the voucher unit not be a basement unit.
- The new construction to be built of eco-friendly materials.
- The new construction to include solar panels on the roof.
- The basement unit(s) to have a ceiling height of 8'-6" minimum.

Staff:

Kari Lang
Rod Mortier
Jessica Jennings

WEST BROADWAY NEIGHBORHOOD ASSOCIATION



- Attention to the comfort of and daylight to the units that are closest to the neighboring Leader Uniform building. The proximity of the Leader building could make the nearby new units very dark and uncomfortable.

In general, the WBNA CDC encourages that your design and construction be rendered as a thoughtful, polite and considerate addition to the historic Broadway neighborhood and we look forward to continued participation in the process.

Sincerely,

Cynthia Langlykke
CDC Chair

Kari Lang
Executive Director

Cc:

Providence Historic District Commission
c/o Jason Martin
Department of Planning and Development
444 Westminster Street
Providence, RI 02903