City of Providence
Application for Downtown District Development Plan Review

1. General Information

| Property Address: 21 Atwells Avenue, Providence | Assessor's Plat: AP 26 Lot: 347-2 |
| Property Name (if any): n/a |
| Owner Name: PRI I, LP, Delaware Limited Partnership | Phone: 401-946-4600 |
| Email: ngiacobbi@lpcompanies.com |
| Mailing Address: 1140 Reservoir Avenue, Cranston RI 02920-6032 |
| Applicant Name: PRI I, LP, Delaware Limited Partnership | Phone: 401-946-4600 |
| Email: ngiacobbi@lpcompanies.com |
| Mailing Address: 1140 Reservoir Avenue, Cranston RI 02920-6032 |
| Architect/Contractor Name (if Any): ZDS Architecture & Interiors |
| Mailing Address: 2 Charles Street, Suite 1A, Prov. RI 02904 |
| Contact Person: Eric Zuena | Phone: 401-680-6699 |
| Email: ezuena@z-ds.com |

2. Description of Proposed Work (check as many as necessary):

This application is for: ☒ Development Plan Review ☒ Waiver ☒ Development Incentive

Application Category (check as many as necessary):

☐ Repair/Replacement/ Restoration ☐ Minor Alterations/Additions ☐ Major Alterations/Additions
☒ New Construction ☒ Demolition ☐ Site Improvements
☐ Moving of Structures ☐ Public Art ☐ Temporary Use

Waiver Category (check as many as necessary):

☐ Development Standard ☒ Design Standard ☒ Demolition Waiver

Briefly but completely describe the entire scope of work. For large projects, an itemized list is recommended. Attach additional pages if necessary.

The project consists of a multi-story building at 21 Atwells Avenue consisting primarily of residential and tenant amenity spaces as well as a podium parking deck of 8 stories. There are 216 apartment units (Studio, 1 Bed, 2 Bed and 3 Bed) and there are 248 parking spaces. The proposed building is adjacent to the existing Hilton Hotel. The parking garage is accessed from LaSalle Street (lower elevation at the AMP side) and the main entrance for the tenants and drop off is at Atwells Avenue.

(continued on next page)
3. Documentation Submitted

The Administrative Officer will provide checklists of specific documentation required for your project (see City of Providence Land Development and Subdivision Regulations, Appendix G: Downtown District Formal and Administrative Development Plan Review Submission Requirements). Incomplete applications cannot be submitted for review. All documentation must be labeled and dated. All documentation will be retained by the DDRC as part of the public record. Please check off all items submitted as required documentation for your application.

☑ Photographs
☑ Plans, Elevations, and Sections (as necessary to illustrate the project. Include existing and proposed conditions)
☑ Shop Drawings, Product Literature, Specifications
☑ Material/Color Samples
☑ Model (new construction projects only)
☑ Financial Data (demolition proposals only)
☑ List of Professional Witnesses or Owner’s Representatives (public hearings only. Include name, business address, and professional qualifications.)
☑ Application Fee (amount: $ ____________ - checks or money orders only, made payable to City of Providence. Cash not accepted.)
☑ Description of Eligibility for Incentives (see Section 603 of the Providence Zoning Ordinance).

4. List of Abutting Property Owners

When an application is to be reviewed at a public meeting, all owners of abutting properties must be given advance written notice of the meeting and an opportunity to comment on the application. For applications for development plan review, “abutter” is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; streets are considered common property lines. For applications for waivers or incentives, “abutters” are those properties within 200 feet of any lot line of the subject property. Names and complete mailing addresses are to be obtained from the most current records of the City Tax Assessor (Providence City Hall, 25 Dorrance Street, Providence, telephone (401) 421-7740, TDD (401) 751-0203). Abutting lots which lie outside the plat in which the subject property is located must also be included. Attach additional sheets if necessary.

<table>
<thead>
<tr>
<th>Plat/Lot</th>
<th>Street Address</th>
<th>Owner Name and Address (include city, state, zip code)</th>
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5. Signatures

Both signatures are required. Please print or type name under signature. Owner’s signature authorizes DDRC members and staff to make periodic site visits during project review.

I certify that all information contained in this application is true and accurate to the best of my knowledge.

Applicant: [Signature]  Owner: [Signature]

PRI I, LP, Delaware Limited Partnership

By: Ron M. Haoran, authorized signature

PRI I, LP, Delaware Limited Partnership

By: Ron M. Haoran, authorized signature
## 200 Foot List of Abutters for 21 Atwells Avenue, Providence, Rhode Island

**Assessors Plat 26 Lot 347**

<table>
<thead>
<tr>
<th>Plat</th>
<th>Lot</th>
<th>Parcel Address</th>
<th>Owner Name</th>
<th>Owner Address</th>
<th>Owner City</th>
<th>State</th>
<th>Owner Zip</th>
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</thead>
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<tr>
<td>26</td>
<td>254</td>
<td>101 Sabin St</td>
<td>RI Convention Center Authority</td>
<td>1 LA SALLE SQ</td>
<td>PROVIDENCE</td>
<td>RI</td>
<td>02903-1802</td>
</tr>
<tr>
<td>26</td>
<td>347</td>
<td>27 Atwells Ave Unit 2</td>
<td>PRI I LP</td>
<td>1140 Reservoir Ave</td>
<td>Cranston</td>
<td>RI</td>
<td>2920</td>
</tr>
<tr>
<td>26</td>
<td>347</td>
<td>27 Atwells Ave Unit 1</td>
<td>PRI I LP</td>
<td>1140 Reservoir Ave</td>
<td>Cranston</td>
<td>RI</td>
<td>2920</td>
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<td>25</td>
<td>423</td>
<td>1 At&amp;t Plaza</td>
<td>Inland Diversified Prov Lasalle Square LLC</td>
<td>11995 El Camino Real</td>
<td>San Diego</td>
<td>CA</td>
<td>92130</td>
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<td>26</td>
<td>349</td>
<td>25 Broadway St</td>
<td>25 Assoc LLC</td>
<td>100 Westminster St</td>
<td>Providence</td>
<td>RI</td>
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<td>25</td>
<td>460</td>
<td>0 Regency Plaza</td>
<td>Regency Plaza I LLC</td>
<td>300 Independence Dr</td>
<td>Chestnut Hill</td>
<td>MA</td>
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<td>25</td>
<td>466</td>
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<td>PRI XIV LP</td>
<td>1140 Reservoir Ave</td>
<td>Cranston</td>
<td>RI</td>
<td>2920</td>
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Request for Development Incentive – Building Height
21 Atwells Avenue
Providence, MA
April 17, 2024

Re: 602.B.7 which requires:
"The maximum building height within each of the D-1 District height sub-districts is as follows:
7. D-1-300 equals a maximum building height of 300’

Sub reference Article 202.B.1
For a vacant parcel of land, building height shall be measured from the average, existing elevation where the foundation is structure is proposed.

This Application for Development incentive is being submitted as an amendment to the Application for Certificate of Design and Waiver for Demolition for 21 Atwells Avenue, Providence, MA, submitted on April 17, 2024. The building design does not conform to the requirement for height as required in Article 602.B.7 that limits the height in this subdistrict to 300 feet.2.c.ii. for the reasons stated below.

Checklist for Development Incentives:
1. A completed application form for a Certificate of Design Approval or Waiver, signed by the applicant and the property owner, describing the proposed scope of work.

Attached in Part 1

2. Application fee

Included with Application

3. Written description of the projects eligibility for a height bonus, and the bonus amount requested, consistent with the provisions of section 603 of the Providence Zoning Ordinance.

The project has originally been planned to be +/-300 feet above the sidewalk elevation along Atwells Avenue. The site is sloped with Atwells Avenue at a higher elevation (between 44 and 49.5 feet above sea level) than Aborn Street (at +/-23 feet above sea level). The average grade of the site is 33.62 feet. The building height relative to average grade is 312'-5” to the roof level. The building presents at +/-300’ on Atwells Avenue and +/-326’ on Aborn Street facing the Amica Pavilion. The building, as designed, consists of an 8-story podium, 6 of which floors are integrated into the building footprint beneath the tower to provide suitable parking for tenants and supplement the adjacent hotel parking. Consistent with the Provisions of Article 603 of the Providence Zoning Ordinance, this Development incentive is requested for a height bonus consistent with Article 603.D.3 for Parking Structures, which states that “Parking structures shall be integrated into or on the same lot as a building for which a bonus is being sought”. Refer to Sections in Part 3 for clarification.
4. Where the project will provide certain uses in exchange for a bonus, one set of scaled floor plans of the structure showing the floor plan dedicated to active ground floor uses and or publicly acceptable space. Projects are also eligible for a height bonus with the inclusion of a parking structure.

Request for Eligibility for Height bonus is made based on inclusion of Parking Structure.

5. Ten complete sets of plans size 11 by 17 for mailing purposes required only for formal development plan review

Included in Submission

5. Public hearing notice (to be placed in the Providence journal). Notice is to appear once, 14 days prior to the hearing date.

Advertisement to be written by DDRC staff and will be placed in Providence Journal on April 22, 2024.

6. List of the names and mailing addresses of all owners of the abutting property within 200 feet of the subject property, derived from the most current records of the Tax Assessor. “Abutter “is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines (see page 2 of application form). The applicant is to provide printed mailing labels.

Attached in Part 1
Request for Waiver #1 - Demolition

As provided for in Section 502 of the Providence Zoning Ordinance for the following category: Demolition
21 Atwells Avenue, Providence, MA

Checklist of Requirements

1 = A completed application form for a Certificate of Design Approval or waiver, signed by the applicant and the property owner, describing the proposed scope of work.
   Attached in Part 1

2 = Application fee.
   Included with Application

3 = Digital photographs of the property, showing the entire building elevation(s) and close-ups of the areas where work will occur.
   Attached in Part 1

4 = Public hearing notice (to be placed in the Providence Journal), noticed this to appear once, 14 days prior to the hearing date.
   Advertisement to be written by DDRC staff and will be placed in Providence Journal on April 22, 2024.

5 = List of the names and mailing addresses of all owners of abutting property within 200 feet of the subject property, derived from the most current records of the City Tax Assessor.
   Attached in Part 1

6 = Written description of the architectural and historic significance of the building.

   There are 2 existing structures on the site which will be razed to accommodate the proposed new structure. Both structures are architecturally and historically insignificant. The first is a multi-level Cast-in-place concrete parking structure with concrete pan joist system, descending below grade from Atwells Avenue. The date of construction is unknown. Due to its configuration and footprint, it cannot be adapted to the new structure as a structural podium for the new tower loads and also due to its inefficiencies to reach desired parking counts. The other structure on the site to be razed is the function room which was added onto the original hotel structure. This structure is a light-framed structure, with a mansard and flat roof. The walls are finished in stucco/ EIFS and the roof in metal. It is of no architectural significance and cannot be adapted to meet the functionality or configuration of the new facility.

7 = Written evaluation of the structural condition of the building and its adaptability for rehabilitation, by the building inspector or professional structural engineer licensed in Rhode Island. All dangerous conditions should be identified. Include a copy of any outstanding building code violations cited on the property.

   Rehabilitation or adaptation of the existing structures for the development of the site was deemed infeasible given the proposed use and scale of the project. There is currently a multi-level parking garage on the property as well as an addition onto the original hotel for a function room. It has been determined that razing these is a pre-requisite for the TPG tower
project to proceed forward. Due to the proposed configurations, floor levels, massing of the proposed tower and podium parking (not to mention the required efficiency needed to get adequate apartments and parking to make the project viable), it was determined that the existing structures could in no way be salvaged for reuse, either partially or in its entirety. The structure of the new podium, providing a structural base for the high-rise tower above, is infeasible with reusing any part of the existing structures. All structures and foundations will need to be removed in their entirety so that geotechnical analysis can be completed of subsurface conditions to determine if ground improvements, piles, or shoring will need to be implemented.

8 An itemized breakdown of the feasibility of all possible alternatives to demolition that were considered, and reasons why such alternatives were rejected. Alternatives may include rehabilitation, adaptive reuse, relocation, or sale of the property to another owner willing to preserve it. Include financial data comparing the costs of all alternatives.

From an economic standpoint, there were no reasonable alternatives for adaptation of the existing structures in development of the property. Development of the site required changing uses from parking and hotel amenity space to a multi-use facility to include both parking and a residential component. Given the housing shortage in the Providence area, the residential component was more viable than commercial, retail or other type of uses.

9 One (1) full-size site plan, to scale, showing the location of the structure proposed to be demolished in relationship to other structures on the property, and to the property lines.

Attached in Part 3

10 Ten complete sets of plans sized 11x17 for mailing purposes (required only for formal development review).

Attached in Part 3

11 Form of ownership of the property, including the names and addresses of the owners. If the owner is an organization, governmental entity, or corporation. Include the name, address and telephone number of a contact person.

PRI I, LP, Delaware Limited Partnership
C/o Michael A Voccola, Esq.
1140 Reservoir Avenue
Cranston RI 02920-6032

12 The fair market value of the property as determined by a qualified professional expert.

Not applicable as the proposed demolition is of a parking garage and is not of any historic or aesthetic value – see #15. The entire property (AP 26, Lots 347-1 and 347-2 are valued at $14.4 million as of November 2022.

13 The amount paid for the property, the date of purchase, and the name of the seller, including the relationship between the applicant or owner of record and the party from whom the property was purchased.

Not applicable as the proposed demolition is of a parking garage and is not of any historic or aesthetic value. Owned by PRI I, LP for over 45 years.
The price asked for the property and any offers received in the previous three years.

Not applicable

If the property is commercial or income-producing: the gross annual income from the property for the past three years, the itemized operating and maintenance expenses for the previous three years, the depreciation deduction and annual cash flow before and after debt service for the previous three years.

Not applicable as finances are combined with AP 26, Lot 347-1

The remaining balance on any mortgage or other financing secured by the property and the annual debt service for the past three years.

Not applicable as mortgage is combined with AP 26, Lot 347-1

Three bids for the cost of the proposed demolition compared to the cost of stabilizing or "mothballing" the structure and compared to the cost of rehabilitating the structure.

Not applicable

A list of all economic incentives for preserving the structure available to the applicant through federal, state, city or private programs, including tax incentives, grants and loans.

Not applicable as the current improvement is a parking garage with no historical or aesthetic value, not the structural integrity to support the new development.
Request for Waiver #2 – non-conforming New Construction
21 Atwells Avenue
Providence, MA
April 17, 2024

Re: 604.E.4 which requires:
"the permitting authority may waive regulations pertaining to roof mechanical equipment to permit up to 100% of the roof to be covered by such structures without counting as an additional story."

All mechanical appurtenances or penthouses to house mechanical appurtenances roof equipment shall be set back from the edge of the roof a minimum distance of 1 foot for every two feet by which the equipment extends above the roof.

This application for Waiver is being submitted as an amendment to the Application for Certificate of Design and Waiver for Demolition for 21 Atwells Avenue, Providence, MA, submitted on April 17, 2024. The building design does not conform to the requirement for setbacks of a roof screen for mechanical equipment as required in Article 202.B.2.c.ii. for the reasons stated below. The non-conforming condition occurs on side of the building facing Atwells Avenue, Aborn Street, Route 95 on-ramp and facing toward the existing Hilton Hotel

Checklist for Waivers:
Other Requirements for Waiver:
1. A completed application form for a Certificate of Design Approval or Waiver, signed by the applicant and the property owner, describing the proposed scope of work.

Attached Part 1

2. Application fee

Included with Application

3. Digital photographs of the property, showing the entire building elevation(s) and close-ups of the area(s) where work will occur

Attached in Part 1

4. Written description of the specific reason(s) for the waivers

In the assessment of the design, the position of the roof screen became both a condition of functionality as well as design appropriateness. The roof will serve as space for mechanical equipment which will augment the mezzanine floor areas in the podium which are designated for MEP/ HVAC equipment. The nature of HVAC systems for residential apartments require numerous
individual condensers in lieu of larger packaged DOAS units. The space requirements to house this equipment become significant. Although the exact quantity and layout for the units has not been established for this preliminary submission, we anticipate that maximizing the roof area for HVAC equipment is critical at this time.

From a Design standpoint, the top of the building has been designed so that the lines of the tower continue to the skyline with no significant setbacks from the exterior facades (with the exception of the elements with the bowed-out faces directed toward the hotel and the highway.) The top of the building is expressed with the vertical extension of the façade curtainwall system above the roof elevation with an angled top that slopes down toward the northwest (as shown in images below). The roof screen is set back slightly from the roof edge but then maintains a flat horizontal line with its top rail at the elevation of the top of the sloped curtainwall. This establishes a consistent flat top of the building, consistent with the overall geometry and composition of the massing.

5. public hearing notice (to be placed in the Providence journal). Notice is to appear once, 14 days prior to the hearing date.

Advertisement to be written by DDRC staff and will be placed in Providence Journal on April 22, 2024.

6. List of the names and mailing addresses of all owners of the abutting property within 200 feet of the subject property, derived from the most current records of the Tax Assessor. "Abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines (see page 2 of application form). The applicant is to provide printed mailing labels.

Attached in Part 1
Request for Waiver #3 – non-conforming New Construction

21 Atwells Avenue
Providence, MA
April 17, 2024

Re: 606A.4 which requires:
"On both A&B St. facades, buildings over six stories shall have a recess line at least 10 feet above the third story and below the seventh story. The recess line should relate to the form of any buildings adjacent to or across the street from the building. Permitting authority may grant a waiver to allow a building in excess of six stories not to have a recess line if it is determined that the building can exist compatibly with neighboring buildings. In such cases a transition line may be required.

This application for Waiver is being submitted as an amendment to the Application for Certificate of Design and Waiver for Demolition for 21 Atwells Avenue, Providence, MA, submitted on April 17, 2024. The building design does not conform to the requirement in Article 606A.4 for the reasons stated below. The non-conforming condition occurs on side of the building facing Atwells Avenue, Aborn Street, Route 95 on-ramp and facing toward the existing Hilton Hotel

Checklist for Waivers:
Other Requirements for Waiver:
1. A completed application form for a Certificate of Design Approval or Waiver, signed by the applicant and the property owner, describing the proposed scope of work.

Attached Part 1

2. Application fee

Included with Application

3. Digital photographs of the property, showing the entire building elevation(s) and close-ups of the area(s) where work will occur

Attached in Part 1

4. Written description of the specific reason(s) for the waivers

The building has a step back on the elevations and massing elements where it is important to respond to other adjacent buildings, responding to views from Sabin Street and from the East side of the highway. The primary elevation at Atwells Avenue has an element which is part of the core/base of the tower which is non-conforming due to an important element in the design. The proposed building mass steps down toward the highway and also toward the hotel structure, responding appropriately to the smaller massing and datum lines in the façade of the hotel. The proposed
building has dominant horizontal lines (tying to horizontal datums at the hotel façade) that define separation of floor levels in the garage screen which are then carried continuously up the core of the tower as very prominent features in the design (lighted at night) which help to emphasize the verticality of the building and offer a dynamic ribbon tying the horizontal mass of the podium to the tower. We feel that this will provide a “flagship” entry into the downtown area. Stepping the building back at this location would depress the magnitude of this gesture and compromise the continuity which is important. In our assessment, the shelf, though important near the hotel building, is not necessary at this location due to adjacent context.

5. public hearing notice (to be placed in the Providence journal). Notice is to appear once, 14 days prior to the hearing date.

Advertisement to be written by DDRC staff and will be placed in Providence Journal on April 22, 2024.

6. List of the names and mailing addresses of all owners of the abutting property within 200 feet of the subject property, derived from the most current records of the Tax Assessor. “Abutter “is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines (see page 2 of application form). The applicant is to provide printed mailing labels.

Attached in Part 1
Request for Waiver #4 – non-conforming New Construction
21 Atwells Avenue
Providence, MA
April 17, 2024

Re: 606.C.2 which requires:
“Buildings shall be designed to have multiple entrances combined with no more than 35 feet between entrances. This provision may be waived by the permitting authority.”

This application for Waiver is being submitted as an amendment to the Application for Certificate of Design and Waiver for Demolition for 21 Atwells Avenue, Providence, MA, submitted on April 17, 2024. The building design does not conform to the requirement for spacing of entrances as required in Article 606.C.2 for the reasons stated below. The non-conforming condition occurs on both sides of the building fronting on B Street (Atwells Avenue and Aborn Street)

Checklist for Waivers:
Other Requirements for Waiver:
1. A completed application form for a Certificate of Design Approval or Waiver, signed by the applicant and the property owner, describing the proposed scope of work.

   Attached Part 1

2. Application fee

   Included with Application

3. Digital photographs of the property, showing the entire building elevation(s) and close-ups of the area(s) where work will occur

   Attached in Part 1

4. Written description of the specific reason(s) for the waivers

   Aborn Street – The entire building elevation at the -2 Level consists of Parking Garage which will be screened from Aborn Street with either a perforated screen or solid wall material, to be determined as the design evolves. On this façade/ elevation, there will only be an overhead door for loading area and a gated opening for access to the garage. There will be a single exit door for egress from the stairs at the east end serving the garage levels. Due to appropriateness based on program, as well as exposure on this façade, other doors are unnecessary and excluded, and a waiver is requested.

   Atwells Avenue – Along the front elevation at Atwell Avenue, the entry point is for the building is consolidated to the corner of the lobby contiguous to the drop off area. This is due to program as
well as security and surveillance. At this point in the progress of the design, the door locations, as planned, will exceed 35' therefore a waiver for this requirement is requested.

5. public hearing notice (to be placed in the Providence journal). Notice is to appear once, 14 days prior to the hearing date.

Advertisement to be written by DDRC staff and will be placed in Providence Journal on April 22, 2024.

6. List of the names and mailing addresses of all owners of the abutting property within 200 feet of the subject property, derived from the most current records of the Tax Assessor. "Abutter "is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines (see page 2 of application form). The applicant is to provide printed mailing labels.

Attached in Part 1
Request for Waiver #5 – non-conforming New Construction
21 Atwells Avenue
Providence, MA
April 17, 2024

Re: 606.E.1 which requires:
"all building facades shall provide areas of transparency equal to at least 70% of the wall area, between the height of one and 12 feet from the ground, of each building facade. This provision may be weighed by the permitting authority"

This application for Waiver is being submitted as an amendment to the Application for Certificate of Design and Waiver for Demolition for 21 Atwells Avenue, Providence, MA, submitted on April 17, 2024. The building design does not conform to the requirement transparency at ground floors as required in Article 606.E.1. for the reasons stated below. The non-conforming condition occurs on the side of the building facing Atwells Avenue and Aborn Street.

Checklist for Waivers:
Other Requirements for Waiver:
1. A completed application form for a Certificate of Design Approval or Waiver, signed by the applicant and the property owner, describing the proposed scope of work.

   Attached Part 1

2. Application fee

   Included with Application

3. Digital photographs of the property, showing the entire building elevation(s) and close-ups of the area(s) where work will occur

   Attached in Part 1

4. Written description of the specific reason(s) for the waivers

   The design of the ground floor levels at both Atwells Avenue and Aborn Streets takes into consideration both the contextual appropriateness of transparency as well as the program at ground level for this particular facility.

Aborn Street is a dead end which principally serves service access to the rear of the Amica Pavilion as well as access to our parking garage. Though the elevation material and fenestration has not been completely resolved on this elevation, it is likely to be fairly solid with a cost-effective finish, given its exposure. Transparency at this level, consistent with a commercial retail district, would be inappropriate in this application.
Atwells Avenue is located at the edge of the downtown district and is not a commercially viable location for a potential retail storefront. Its location relative to the ramp to Highway 95 also makes this corner and façade unfavorable for commercial opportunities. Currently the program along Atwells Avenue consists of Entrance Lobby, Leasing Office and Ramp for Garage. The development team may, over the course of the design process, elect to commit a small area of the first floor for a small café or shop, but due to the uncertainty of this, at this time, a waiver for this requirement is requested.

5. public hearing notice (to be placed in the Providence journal). Notice is to appear once, 14 days prior to the hearing date.

Advertisement to be written by DDRC staff and will be placed in Providence Journal on April 22, 2024.

6. List of the names and mailing addresses of all owners of the abutting property within 200 feet of the subject property, derived from the most current records of the Tax Assessor. "Abutter “is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines (see page 2 of application form). The applicant is to provide printed mailing labels.

Attached in Part 1
Request for Waiver #6 – non-conforming New Construction
21 Atwells Avenue
Providence, MA
April 17, 2024

Re: 604.E.3 which requires:
“Upper story façade shall provide areas of transparency equal to at least 35% of the wall area of the
story. For parking structures, the area of transparency may be met with windowless openings. This
provision may be waived by the permanent authority.”

This application for Waiver is being submitted as an amendment to the Application for Certificate of
Design and Waiver for Demolition for 21 Atwells Avenue, Providence, MA, submitted on April 17, 2024.
The building design does not conform to the requirement for upper story transparency as required in
Article 604.E.3. for the reasons stated below.

Checklist for Waivers:

Requirements for Waiver:
1. A completed application form for a Certificate of Design Approval or Waiver, signed by the applicant
and the property owner, describing the proposed scope of work.

   Attached Part 1

2. Application fee

   Included with Application

3. Digital photographs of the property, showing the entire building elevation(s) and close-ups of the
area(s) where work will occur

   Attached in Part 1

4. Written description of the specific reason(s) for the waivers

   This waiver is specifically for the garage/podium levels and NOT for the upper floors of the “tower”.
The waiver is being requested for all elevations although it is likely that the Atwells Avenue can
achieve the required openness factor with the configuration and sizing of the perforations in the
metal screen. The exposure to the highway ramp and to Aborn Streets will likely be more solid,
utilizing more cost-effective materials and details as the exposure becomes less prevalent. In this
case, the openness factor may not be met and therefore a waiver for this requirement is requested.

   The option of windowless openings, provided for in the ordinance, is not fitting with the nature of
the continuous perforated metal that is used to conceal the parking deck from pedestrians and
vehicles at street level.
5. public hearing notice (to be placed in the Providence Journal). Notice is to appear once, 14 days prior to the hearing date.

Advertisement to be written by DDRC staff and will be placed in Providence Journal on April 22, 2024.

6. List of the names and mailing addresses of all owners of the abutting property within 200 feet of the subject property, derived from the most current records of the Tax Assessor. "Abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines (see page 2 of application form). The applicant is to provide printed mailing labels.

Attached in Part 1
**PROJECT DATA**

**PROJECT ADDRESS:** 21 ATWELLS AVE, PROVIDENCE RI

**SQUARE | LOT:** 24,866 SF

**ZONING DISTRICT** D-1-300

**LOT AREA:** 24,866 SF

**UNIT COUNT** 216 UNITS

**CONSTRUCTION TYPE:**

**NUMBER OF STORIES:** 30 STORIES ABOVE GRADE

**FIRE SUPPRESSION SYSTEM:** BUILDING TO BE FULLY SPRINKLERED WITH A NFPA 13 FIRE SUPPRESSION SYSTEM

**ZONING ANALYSIS - CITY OF PROVIDENCE ZONING ORDINANCE (2014)**

<table>
<thead>
<tr>
<th>SECTION</th>
<th>ZONING REGULATION</th>
<th>PERMITTED D-1-300</th>
<th>PROPOSED D-1-300</th>
<th>NOTES</th>
</tr>
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<tbody>
<tr>
<td><strong>Building Height</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>602.B</td>
<td>Height</td>
<td>Max 300'-0&quot;</td>
<td></td>
<td>606. On A &amp; B Streets, Buildings over six stories shall have a recess line of at least ten feet above the third story and below the seventh story</td>
</tr>
<tr>
<td><strong>Front Yard Setback</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>602.C</td>
<td>Front Yard Setback</td>
<td>A Street: Build-to zone of 0' to 8', with minimum build-to percentage of 80%</td>
<td></td>
<td>-</td>
</tr>
<tr>
<td><strong>Side Yard Setback</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>602.C</td>
<td>Side Yard Setback</td>
<td>0' to Build to line</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Rear Yard Setback</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>602.C</td>
<td>Rear Yard Setback</td>
<td>No Setback requirements</td>
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<td>-</td>
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<tr>
<td><strong>Car Parking</strong></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>14.1</td>
<td>Parking</td>
<td>1 per dwelling unit</td>
<td>+/- 248 parking spaces provided</td>
<td></td>
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<tr>
<td><strong>Bicycle Parking</strong></td>
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<tr>
<td>14.1</td>
<td>Residential</td>
<td>1 Space per 5 dwelling units with 80% long term</td>
<td>40</td>
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<tr>
<td><strong>Loading Requirements</strong></td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>1</td>
<td>Residential</td>
<td>1 Loading Berth Required</td>
<td>1 Provided</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Loading Berth Size</td>
<td>10' x 22', 10' vertical clear</td>
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<td></td>
</tr>
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SUMMER SOLSTICE 8:00 AM

SUMMER SOLSTICE 12:00 NOON

SUMMER SOLSTICE 4:00 PM
**Diagram**

**Solar Diagram**

**Winter Solstice 9:00 AM**

**Winter Solstice 12:00 Noon**

**Winter Solstice 3:00 PM**
WINTER SOLSTICE 9 A.M.
DIAGRAM

WINTER SOLSTICE 3 P.M.
<table>
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<tr>
<th>LEVEL</th>
<th>NO. DESCRIPTION</th>
<th>SF</th>
<th>%</th>
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<tbody>
<tr>
<td>-2 LaSalle Square</td>
<td>27 Space Total</td>
<td>14624</td>
<td>4526</td>
</tr>
<tr>
<td>-2 Atwells Ave</td>
<td>27 Space Total</td>
<td>14624</td>
<td>4526</td>
</tr>
<tr>
<td>-1</td>
<td>36 Space Total</td>
<td>14624</td>
<td>4526</td>
</tr>
<tr>
<td>0</td>
<td>0 Spaces Total</td>
<td>0</td>
<td>0</td>
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<tr>
<td>1</td>
<td>3 Spaces Total</td>
<td>14624</td>
<td>4526</td>
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<td>3</td>
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<td>4526</td>
</tr>
<tr>
<td>4</td>
<td>0 Spaces Total</td>
<td>0</td>
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<tr>
<td>5</td>
<td>0 Spaces Total</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>6</td>
<td>0 Spaces Total</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>248 Spaces Total</td>
<td>248</td>
<td>248</td>
</tr>
</tbody>
</table>

**LEVEL -2**

**PARKING**

- 14624 SF
- 27 Spaces Total

**LOADING**

- 12'X30' LOADING BERTH
- 499 SF

**TRASH/RECYCLING**

- 1410 SF

**UTILITY**

- 12'X30' LOADING BERTH
- 27 Spaces Total
- 14624 SF

**TOTAL: ± 248 PARKING SPACES**
LEVEL -1

BEGINNING OF SPEED RAMP UP TO LEVEL 3
36 SPACES TOTAL
20872 SF
PARKING

RAM RAMP UP FROM PARKING LEVEL -2
BELOW LASALLE ST ATWELLS AVE

I-95

249 SF
UTILITY

615 SF
STORAGE

3 SPACES
10 SPACES
5 SPACES
5 SPACES
3 SPACES
2 SPACES
2 SPACES
1 SPACE

HILTON PROVIDENCE
AMICA MUTUAL PAVILION

TOTAL: 4/ - 248 PARKING SPACES

LEVEL -1 PLANS

# DRAWING NO.
A4.01
A4.00

# SHEET TITLE
LEVEL -1

# PROJECT NO.

# PROJECT NAME

# CONSULTANT

# CLIENT

# ARCHITECT

ZD

2 CHARLES STREET

PROVIDENCE, RI 02903

# TOTAL
248

# SCALE DRAWINGS FOR MEASUREMENT
BUT SHALL VERIFY AT THE SITES
LEVELS AND MEASUREMENTS
FOR COMPLETE FABRICATION
AND INSTALLATION OF THE WORK,
MINOR DETAILS OF THE WORK,
SPECIFICALLY SHOWN ON THESE,
SHALL BE ASCERTAINED TO THE
CONTRACTOR AT THE SITE
WORK, AND SHALL BE ACCOMPLISHED
WITH THE INTENT OF THIS
REVISIONS

PLOT CREATED: 4/3/2024 12:03:21 PM

4/3/2024 12:03:24 PM

0'/0' 6'/0' 12'/0' 24'/0' 48'/0'

TOTAL: +/- 248 PARKING SPACES

LEVEL -2 (LaSalle Square) 27
LEVEL -1 (Atwells Ave) 36
LEVEL 1 1410 SF
LEVEL 2 0
LEVEL 3 27
LEVEL 4 51
LEVEL 5 51
LEVEL 6 33
TOTAL 248
LEVEL 1 (ATWELLS)

- Lobby/Resident Co-Work: 321 SF
- Mail/Parcel Room: 337 SF
- Bathroom: 796 SF
- Leasing: 187 SF
- Package Room: 796 SF
- Concierge: 187 SF

Bedford Square

- Speed Ramp from Level -1 to Level 3: 321 SF
- Loading: 499 SF
- Trash/Recycling: 1410 SF
- Utility: 14624 SF
- Parking Ramp Up to Parking Level -1: 27 Spaces Total 14624 SF
- Ramp Down to Trash/Loading: 27' - 0" - 23' - 0"

- Parking Spaces: 248 Total

- Loading Berth: 12'X30'
- Utility: 3 spaces
- Trash: 5 spaces
- Load: 10 spaces
- Total: +/- 248 Parking Spaces
<table>
<thead>
<tr>
<th>TOTAL</th>
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<tr>
<td>LEVEL 3</td>
<td>14</td>
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<tr>
<td>LEVEL 1 (Atwells Ave)</td>
<td>2</td>
</tr>
<tr>
<td>LEVEL 2</td>
<td>0</td>
</tr>
<tr>
<td>LEVEL 4</td>
<td>31</td>
</tr>
<tr>
<td>LEVEL 5</td>
<td>51</td>
</tr>
<tr>
<td>LEVEL 6</td>
<td>33</td>
</tr>
<tr>
<td>TOTAL</td>
<td>248</td>
</tr>
</tbody>
</table>

**LEVEL 2**

- **Lasalle St**
- **Atwells Ave**
- **Open to ramp below**
- **Co-work lounge**
- **Open to lobby below**

**Plans**

**Project Name:**

**Issue Date:**

**Scale:**

**Miscellaneous:**

**Levels and Measurements**

**For Complete Fabrication and Installation of the Work**

**Specifically Shown on the Drawings**

**These Drawings Are for the Construction of the Project Above and Are Not to Be Used in Any Form Without the Expression of Written Permission of ZDS Architects & Interiors**

**Contractor**

**Architect**

**Stamp**

**Plot Created:**

**3/32" = 1'-0"**

**Levels:**

- Level -2: 27 spaces
- Level -1: 36 spaces
- Level 1: 2 spaces
- Level 2: 0 spaces
- Level 3: 48 spaces
- Level 4: 51 spaces
- Level 5: 51 spaces
- Level 6: 33 spaces
- TOTAL: 248 spaces

**Parking Spaces:**

- TOTAL: +/- 248 parking spaces
LEVEL 3

LEVELS:
- LEVEL -2 (La Salle Square): 27
- LEVEL -1: 36
- LEVEL 1 (Atwells Ave): 2
- LEVEL 2: 0
- LEVEL 3: 48
- LEVEL 4: 51
- LEVEL 5: 51
- LEVEL 6: 33
- TOTAL: 248

PLOTTED: 4/3/2024 12:03:21 PM

TOTAL: +/- 248 PARKING SPACES
<table>
<thead>
<tr>
<th>Level</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>LEVEL -2 (LaSalle Square)</td>
<td>27</td>
</tr>
<tr>
<td>LEVEL -1</td>
<td>34</td>
</tr>
<tr>
<td>LEVEL 1 (Atwells Ave)</td>
<td>2</td>
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<tr>
<td>LEVEL 2</td>
<td>0</td>
</tr>
<tr>
<td>LEVEL 3</td>
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<tr>
<td>LEVEL 4</td>
<td>51</td>
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<td>LEVEL 5</td>
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<td>LEVEL 6</td>
<td>33</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>248</strong>*</td>
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</tbody>
</table>

**Total: +/- 248 Parking Spaces**
LEVEL 5

TOTAL: +/- 248 PARKING SPACES

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>SPACES</th>
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<tbody>
<tr>
<td>-2 (La Salle Square)</td>
<td>27</td>
</tr>
<tr>
<td>-1</td>
<td>36</td>
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<tr>
<td>1 (Atwells Ave)</td>
<td>2</td>
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<tr>
<td>2</td>
<td>0</td>
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<td>3</td>
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<td>6</td>
<td>33</td>
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<tr>
<td><strong>TOTAL</strong></td>
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**LEVEL 7-15**

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<th>3 BD</th>
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<tr>
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<td>2</td>
<td>6</td>
<td>7</td>
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<td>TOTaL</td>
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<tr>
<td>LEVEL 16 - LEVEL 20 EACH</td>
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<td>10</td>
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<tr>
<td>TOTaL</td>
<td>2</td>
<td>10</td>
<td>15</td>
<td>27</td>
</tr>
<tr>
<td>LEVEL 21 - LEVEL 23 EACH</td>
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<td>2</td>
<td>4</td>
<td>8</td>
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<tr>
<td>TOTaL</td>
<td>6</td>
<td>11</td>
<td>16</td>
<td>33</td>
</tr>
<tr>
<td>LEVEL 24 - LEVEL 26 EACH</td>
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<td>5</td>
<td>7</td>
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<td>TOTaL</td>
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<td>21</td>
</tr>
<tr>
<td>LEVEL 27 - LEVEL 30 EACH</td>
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<td>2</td>
</tr>
<tr>
<td>TOTaL</td>
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<td>2</td>
<td>4</td>
<td>6</td>
</tr>
</tbody>
</table>

**TOTAL** 216

---

**AMICA MUTUAL PAVILION BELOW**

---

**HILTON PROVIDENCE**

---

**TOTAL 216**
### LEVEL 16-22

<table>
<thead>
<tr>
<th>Floors</th>
<th>1 BD</th>
<th>2 BD</th>
<th>3 BD</th>
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</tr>
</thead>
<tbody>
<tr>
<td>LEVEL 7 - LEVEL 15 EACH</td>
<td>2</td>
<td>6</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>LEVEL 16 - LEVEL 23 EACH</td>
<td>6</td>
<td>48</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>LEVEL 24 - 26 EACH</td>
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<td>6</td>
<td>4</td>
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<tr>
<td>LEVEL 27 - 30 EACH</td>
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<td>0</td>
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<tr>
<td>TOTAL</td>
<td>2</td>
<td>54</td>
<td>27</td>
<td>0</td>
</tr>
</tbody>
</table>

**Units by Type**

- **1 BD**: 18 units total
- **2 BD**: 54 units total
- **3 BD**: 27 units total

**Area by Type**

- **1 BD**: 666 SF
- **2 BD**: 735 SF
- **3 BD**: 910 SF

**Other Features**

- **Balconies**
  - 16-22
- **Garage Entry**
  - Level -1
- **Loading Entry**
  - Level -2
- **Trash/Loading**
  - -27' - 0" to -23' - 0"
- **Parking**
  - 27 spaces total, 14624 SF

**Locations**

- **Hilton Providence Below**
- **Amica Mutual Pavilion Below**

---

**General Notes**

- These drawings are for construction of the project and are not to be used for any form without the express written permission of ZDS. The general contractor shall verify at the site levels and measurements for complete fabrication and installation of the work. Minor details of the work specifically shown on these drawings shall be ascertained to the contractor at the site work, and shall be accepted with the intent of this plan.

**Acknowledgments**

- **Architect**: ZDS
- **Address**: 2 Charles St, Providence, RI 02903
- **Phone**: +1.405.1405 RHODE ISLAND
- **Fax**: +1.208.212.2581
- **Project Name**: TPG Tower
- **Project No.**: XXXXX
- **Drawing No.**: A4.00
- **Sheet Title**: Level 16-22
- **Issued Date**: 4/3/2024
- **Stamp**: 4/3/2024 12:03:39 PM

**Other Details**

- **Utility**: 14 spaces
- **Loading**: 5 spaces
- **Garage Entry**: 3 spaces
- **Loading Entry**: 2 spaces, 1 space

---

**Scale**: 3/32" = 1'-0"
### PLANS

#### LEVEL 23

**Floor Plan Details**

- **Units**
  - 1 BD: 2, 6, 2, 0, 11
  - 2 BD: 2, 6, 27, 0, 96
  - 3 BD: 2, 4, 0, 0, 20
  - **Total**: 18, 54, 27, 0, 99

- **Levels**
  - Level 7 - Level 15: 2, 6, 2, 0, 11
  - Level 16 - Level 23: 2, 4, 0, 0, 20
  - Level 24 - Level 26: 0, 2, 5, 0, 7
  - Level 27 - Level 30: 0, 0, 2, 2, 4

**Area Details**

- **1 BD**:
  - Level 7 - Level 15: 544 SF
  - Level 16 - Level 23: 674 SF
  - Level 24 - Level 26: 544 SF
  - Level 27 - Level 30: 544 SF

- **2 BD**:
  - Level 7 - Level 15: 735 SF
  - Level 16 - Level 23: 896 SF
  - Level 24 - Level 26: 727 SF
  - Level 27 - Level 30: 805 SF

**Miscellaneous**

- **Balcony**: 266 SF
- **Trash/Recycling**: 1410 SF
- **Utility Space**: 2720 SF
- **Parking**: 14624 SF
- **Loading Berth**: 12'x30' (5 spaces)
- **Ramp**: Up to Parking Level -1

**Locations**

- **Amica Mutual Pavilion Below**
- **Hilton Providence Below**

---

*ZDS Architecture & Interiors © 2024*
LEVEL 24

<table>
<thead>
<tr>
<th>FLOORS</th>
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<td>16-23</td>
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<td>24-26</td>
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<td>27-30</td>
<td>8</td>
<td>32</td>
<td>8</td>
<td>48</td>
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<tr>
<td>TOTAL</td>
<td>18</td>
<td>54</td>
<td>27</td>
<td>99</td>
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</table>

TOTAL 216

1254 SF 2 BD
685 SF 1 BD
908 SF 2 BD
499 SF TRASH
1410 SF UTILITY
12'x30' LOADING BERTH 27 SPACES TOTAL
14624 SF PARKING
RAMP UP TO PARKING LEVEL -1
GARAGE ENTRY LOADING ENTRY RAMP DOWN TO TRASH/LOADING
-27' - 0" -23' - 0"

2 SPACES 1 SPACE
3 SPACES
5 SPACES
266 SF UTILITY
12'X30' LOADING BERTH

AMICA MUTUAL PAVILION BELOW
HILTON PROVIDENCE BELOW

PLOT CREATED:4/3/2024 12:03:21 PM

3/32" = 1'-0"
LEVEL 25 PLANS

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<th>1 BD</th>
<th>2 BD</th>
<th>3 BD</th>
<th>TOTAL</th>
</tr>
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<tbody>
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<td>6</td>
<td>2</td>
<td>10</td>
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<td>LEVEL 11 - LEVEL 11 EACH</td>
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<td>LEVEL 14 - LEVEL 8 EACH</td>
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<td>LEVEL 15 - LEVEL 7 EACH</td>
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<td>TOTAL</td>
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<td>6</td>
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<td>18</td>
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</table>

| LEVEL 16 - LEVEL 23 EACH | 0    | 6    | 4    | 10    |
| LEVEL 17 - LEVEL 22 EACH | 0    | 6    | 4    | 10    |
| LEVEL 18 - LEVEL 21 EACH | 0    | 6    | 4    | 10    |
| LEVEL 19 - LEVEL 20 EACH | 0    | 6    | 4    | 10    |
| LEVEL 20 - LEVEL 19 EACH | 0    | 6    | 4    | 10    |
| LEVEL 21 - LEVEL 18 EACH | 0    | 6    | 4    | 10    |
| LEVEL 22 - LEVEL 17 EACH | 0    | 6    | 4    | 10    |
| LEVEL 23 - LEVEL 16 EACH | 0    | 6    | 4    | 10    |
| TOTAL                  | 0    | 6    | 4    | 10    |

| LEVEL 24 - 26 EACH | 0    | 2    | 5    | 7    |
| LEVEL 25 - 23 EACH | 0    | 2    | 5    | 7    |
| LEVEL 26 - 24 EACH | 0    | 2    | 5    | 7    |
| LEVEL 27 - 30 EACH | 0    | 2    | 5    | 7    |
| TOTAL                  | 0    | 2    | 5    | 7    |

TOTAL

| TOTAL | 216 |

A4.01 1254 SF 2 BD
A4.00 685 SF 1 BD

TRASH

HILTON PROVIDENCE BELOW
AMICA MUTUAL PAVILION BELOW

20% 10% 10%
4526 SF LOADNG
12'X30' LOADING BERTH 499 SF TRASH/RECYCLING
1410 SF UTILITY 12'X30' LOADING BERTH

27 SPACES TOTAL 14624 SF PARKING RAMP UP TO PARKING LEVEL -1 GARE GE ENTRY LOADING ENTRY RAMP DOWN TO TRASH/LOADING -27' - 0" -23' - 0"

266 SF UTILITY 14 SPACES 5 SPACES 3 SPACES 2 SPACES 1 SPACE

8% 16% 3% 3%
LEVEL 26

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**TOTAL:** 216

**A4.01**
1045 SF
2 BD

**A4.00**
693 SF
1 BD

**Balinco**

---

1121 SF

---

**Hilton Providence Below**

---

**AMICA Mutual Pavilion Below**

---

**Project Name**

---

**Issued Date:**

---

**These Drawings Are For...**
### Plans

**Level 27**

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<td>4</td>
<td>16</td>
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<tr>
<td>Level 16 - Level 23 Each</td>
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<td>4</td>
<td>16</td>
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<tr>
<td>Level 24 - Level 30 Each</td>
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<td>4</td>
<td>16</td>
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<tr>
<td>Level 27 - Level 30 Each</td>
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<td><strong>12</strong></td>
<td><strong>12</strong></td>
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- **Private Deck**: 98 SF
- **Trash**: 22 SF
- **Total**: 216 SF

---

**Project Name**: TPG Tower

**Project No.**: XXXXX

**Sheet Title**: A4.01

**Issued Date**: 4/3/2024

**Scale Drawings for Measured Use Only**

---

**Architect**: ZDS Architects

**Address**: 2 Charles St, Providence, RI 02903

**Phone**: +1.401.526.1405

**Contractor**: TPG

**Sheet Created**: 4/3/2024 12:03:21 PM

---

**GARAGE ENTRY**: Loading Entry

**RAMPS**: Level -1 to Parking Level

**TRASH/LOADING**: Level -27 to Level -23

**Utility**: 27 Spaces Total, 14624 SF

---

**AMICA MUTUAL PAVILION**

**HILTON PROVIDENCE**
LEVEL 28-30

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<td>4</td>
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<td>TOTAL</td>
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| LEVEL 16 - LEVEL 23 EACH | 0    | 6    | 3    | 9    |
| LEVEL 24 - 26 EACH | 0    | 4    | 3    | 7    |
| LEVEL 27 - 30 EACH | 0    | 2    | 2    | 4    |
| TOTAL | 0    | 16   | 8    | 24    |

TOTAL: 216

**Project Name:**

**Project No.:**

**Drawing No.:**

**Sheet Title:**

**Issued Date:**

These drawings are for the construction of the project above and are not to be used for any form without the express written permission of the general contractor.

Scale drawings for measurement but shall verify at the levels and measurements for complete fabrication and installation of the work. Minor details of the work specifically shown on the drawings shall be ascertained by the contractor at the site work, and shall be accomplished with the intent of this project.

**Revision Ed.:**

**Stamp:**

**Consultant:**

**Client:**

**Architect:**

ZDS Architecture & Interiors

2 Charles Street
Providence, RI 02903

+1.414.284.9999

1405 Rhode Island Avenue
Washington, DC 20036

+1.202.842.0140

**Plot Created:**

4/3/2024 12:03:21 PM

TPG Tower

**Month Year:**

**Project Status:**

**Construction:**

**Parking:**

**透明:**

**Loading:**

**Trash/Recycling:**

**Utility:**

Hilton Providence Below

Amica Mutual Pavilion Below

Balcony

Trash Bin

2 BD

1590 SF

3 BD

1762 SF

2 BD

1133 SF

3 BD

1762 SF

266 SF

1410 SF

5 SPACES

3 SPACES

2 SPACES 1 SPACE

2 SPACES 1 SPACES

14624 SF

27 SPACES TOTAL

12'X30' LOADING BERTH

12'X30' LOADING BERTH

GARAGE ENTRY LOADING ENTRY

RAMP DOWN TO TRASH/LOADING

RAMP UP TO PARKING LEVEL -1

-27' - 0"
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THANK YOU
Amendment 1
Preliminary Plan Approval
Original Submission – April 26, 2024

TPG Tower - 21 Atwells Avenue
Providence, MA

Amend Design Incentive Request #1 as follows:

1. Please see calculation below regarding Design Incentive request for increase in Building Height. The building height relative to average grade is 312'-5" to the roof level. As such, a part of the 28th floor and all of the 29th floor are above the maximum 300’ height restriction for zone D-1-300. Par Zoning Article 603.E.3, for each square foot of parking in the parking structure, an equivalent amount of floor area may be added to the building above the maximum height, not to exceed two additional stories.

Parking Area total area = 99,976sf allowable

Area Level 28 & 29 = 16,112 sf designed

16,112 - 2 stories (less than) 99,976 = compliance

2. See attached diagram and calculation for Average Grade Calculation and Survey Plan highlighting elevations used for Average Grade Calculation.

3. Amend Part 3, Plans, Level 1 (Atwells), Page 15, showing enlarged Main Entrance on Atwells Avenue (identified as a “B” street) leading to doors at corner favoring drop off lane where most pedestrian traffic will originate. (shown graphically on following page)
## Average Grade Calculation:

<table>
<thead>
<tr>
<th>Segment</th>
<th>Distance Calculation</th>
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<tbody>
<tr>
<td>A</td>
<td>( ((49.56' + 44.18') / 2) \times 156.78' = 7,348.28' )</td>
</tr>
<tr>
<td>B</td>
<td>( ((44.18' + 23.89') / 2) \times 123' = 4,186.3' )</td>
</tr>
<tr>
<td>C</td>
<td>( ((23.89' + 23') / 2) \times 249.71' = 5,854.45' )</td>
</tr>
<tr>
<td>D</td>
<td>( ((23' + 49.56') / 2) \times 154.4' = 5,601.6' )</td>
</tr>
</tbody>
</table>

**Perimeter Total = 683.89**

**Weighted Avg. Grade Total = 22,990.63**

**Avg. Grade = 33.62**

\[ 33.62' - 23' = 10.63' \text{ OR } 10' - 7'' \]