

I-195 REDEVELOPMENT DISTRICT

**RESOLUTION REGARDING APPROVAL OF THE
DEVELOPMENT PLAN FOR PARCEL 28**

October 16, 2019

WHEREAS: In accordance with Sections 1801 and 1907 of the Providence Zoning Ordinance, the Providence Downtown Design Review Committee (“DDRC”), acting pursuant to a Memorandum of Understanding between the I-195 Redevelopment District (the “District”) and DDRC (the “MOU”), held public hearings on September 9 and October 7, 2019 for the purpose of reviewing the development plan for a mixed-use project (the “Project”) on I-195 Redevelopment District Parcel 28 submitted to the District by EM 28 Providence, LLC (“EM”) (the development plan hereinafter referred to as the “Development Plan”); and

WHEREAS: The DDRC has recommended that the District approve the Development Plan based upon certain findings of fact, which findings are set forth in DDRC Resolution 19.19 dated October 15, 2019 (the “DDRC Resolution”), a copy of which is attached to the Resolution as Exhibit A; and

WHEREAS: Pursuant to letter to the District dated October 16, 2019, a copy of which is attached to this Resolution as Exhibit B, the State Historic Preservation Officer has concurred with the findings of the DDRC and finds that the Development Plan will have no adverse effect on historic resources; and

WHEREAS: Pursuant to the I-195 Redevelopment Act of 2011, the Commission is charged with approving all plans for development within the I-195 Redevelopment District;

WHEREAS: At its meeting this date, the Commission heard presentations by EM and Utile, Inc., the District’s design consultant, with respect to the Development Plan [and heard comments from the public].

NOW, THEREFORE, acting by and through its Commissioners, the District hereby resolves as follows:

RESOLVED: That the District hereby adopts the findings contained in the DDRC Resolution and approves the Development Plan; and

RESOLVED: That, subject to review and approval of final plans for the Project to insure conformity with the Development Plan, each of the Chairperson and the Executive Director in his or her individual capacity be, and each hereby is, authorized to execute and deliver a Certificate of Development Plan Approval to EM or its nominee consistent with the foregoing vote.

EXHIBIT A
DDRC Resolution



**Downtown Design Review
Committee Jorge O. Elorza, Mayor**

October 15, 2019

APPLICANT

EM 28 Providence, LLC
101 West Elm Street, Suite
2500 Conshohocken, PA
19428

OWNE

I-195 Redevelopment District
Commission 315 Iron Horse Way, Ste.
101 Providence, RI 02908

**RESOLUTION 19-19
Application 19.32**

WHEREAS, the Downtown Design Review Committee (DDRC) and the I-195 Redevelopment District Commission (RDC) entered into a Memorandum of Understanding (MOU), wherein the Commission “will utilize the DDRC and its staff to perform review of all development applications in the manner and according to the timelines set forth in the (Providence) Zoning Ordinance. The DDRC agrees to perform such development application reviews, in an advisory capacity to, and in consultation with the District, on such basis;” and

WHEREAS, the applicant, EM 28 Providence, LLC, applied to the DDRC for the construction of a mixed-use development on the property located at 125 Clifford Street, Plat 24, Lot 663 (I-195 Redevelopment District Parcel 28), consisting of 248 residential units, ground floor retail, and on-site parking; and

WHEREAS, the Committee held meetings on the matter on September 9, 2019, and on Monday, October 7, 2019 at which time testimony was heard from Jeremy Small, representing the applicant, and Greyson Goon, architect; and

WHEREAS, the Committee members individually viewed the site which is the subject of the application; and

WHEREAS, based upon the evidence presented, the Committee made the following findings

- of fact:
1. Parcel 28 is a vacant lot with little or no architectural or historic significance.
 2. The work consists of the new construction of a mixed-use building.
 3. At the 9/9/19 DDRC meeting, the Committee made a recommendation to the I-195 RDC to grant conceptual design approval.
 4. The new construction is in accord with the regulations set forth in Providence Zoning Ordinance Article 6, *Downtown District*.

**DEPARTMENT OF PLANNING AND
DEVELOPMENT**

444 Westminister Street, Providence, Rhode Island
02903 401 680 8400 ph | 401 680 8492 fax
www.providenceri.com

NOW, THEREFORE, BE IT RESOLVED that based on the above findings of fact, the DDRC made a recommendation to the I-195 RDC to grant final design approval of the new construction, with the following conditions:

- Further study of the storefronts for the Flex Units on the Friendship Street elevation.
- Reduce the amount of cement panels by adding more metal panels to the Friendship Street facade.
- Raise the height of the public art mural on the rear wall, north elevation.


Clark Schoettle, Vice Chair

cc: Jeremy Small, EM 28 Providence, LLC
Greyson Goon, Torti Gallas + Partners
Caroline Skuncik, I-195 Redevelopment District Commission

EXHIBIT B

SHPO Letter



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
HISTORICAL PRESERVATION & HERITAGE
COMMISSION Old State House • 150 Benefit Street • Providence,
R.I. 02903-1209
TEL. (401) 222-2678 FAX (401) 222-2968
TTY / Relay 711 Website www.preservation.ri.gov

October 16, 2019

Ms. Caroline Skuncik
Senior Project Manager
I-195 Redevelopment Commission
315 Iron Horse Way, Suite 101
Providence RI 02908

Re: I-195 Redevelopment District Parcel 28 (125 Clifford Street)

Dear Ms. Skuncik:

Thank you for your email of September 16, 2019, requesting a determination of the effect on historic properties for this project pursuant to Section 4A of the March 20, 2000, "Amended Memorandum of Agreement, Hurricane Barrier Alignment Improvements to I-195, Providence, RI."

Based on the materials you provided with your request, as well as our review of the Downtown Design Review Committee's Resolution 19-19 (Application 19.32), we find that the project referred to above, as currently proposed, will have no adverse effect on historic properties.

J. Paul Loethler, Executive Director
and State Historic Preservation
Officer

Cc: Jeffrey Emidy, RI
DSHP Christopher Ives, Providence Department of Planning and
Development