

I-195 REDEVELOPMENT DISTRICT COMMISSION

PUBLIC NOTICE OF MEETING

A regular meeting of the I-195 Redevelopment District Commission will be held at **South Street Landing, 350 Eddy Street, Fourth Floor, Providence, Rhode Island**, on **WEDNESDAY, OCTOBER 19, 2022**, beginning at **5:00 P.M.**, for the following purposes:

Materials on which public comment will be taken can be found at www.195district.com/documents.

I. PUBLIC SESSION

1. Welcoming remarks by Chairperson Davis.
2. Public comment session. *
3. Review and approval of the minutes of the Commission meetings held on August 17, 2022.
4. Review and approval of the minutes of the Commission meetings held on September 21, 2022.
5. Vote to release the Executive Session minutes of the September 21, 2022, Commission meeting relating to the vote regarding the sale of District property.
6. Executive Director's report on District activities.
7. Presentation regarding the applications by Ancora 150 Richmond Holdings, LLC ("Ancora") for (i) Concept Design Approval for the proposed commercial development on Lot 3 of former Parcel 25 and (ii) for waivers from the provisions of Sections 2.3 Dimensional Standards with respect to Street Frontage; 2.4 Parking and Loading with respect to Surface Parking, Loading, Long-Term Bicycle Parking; 2.5 Design Standards with respect to Massing and Façade, Articulation, Fenestration, Building Entry, Marquees, Mechanical Equipment of the District Development Plan.
8. Presentation by Utile, Inc. regarding the applications submitted by Ancora for (i) Concept Design Approval and (ii) for waivers with respect to the proposed commercial development on Lot 3 of former Parcel 25.
9. Public comment regarding the applications by Ancora for (i) Concept Design Approval and (ii) for waivers with respect to the proposed commercial development on Lot 3 of former Parcel 25.**
10. Presentation regarding the application by D+P Real Estate and Truthbox Inc. ("DP/Truthbox") for Concept Design Approval for the proposed mixed-use development on Parcels 8 and 8a.
11. Presentation by Utile, Inc. regarding the application of DP/Truthbox for Concept Design Approval for the proposed mixed-use development on Parcels 8 and 8a
12. Public comment regarding the application of DP/Truthbox for Concept Design Approval for the proposed mixed-use development on Parcels 8 and 8a.**
13. Presentation regarding the applications by Pennrose LLC ("Pennrose") for (i) Concept Design Approval for the proposed residential development on a portion of Parcel 9 and (ii) for a waiver from the provisions of Section 2.5.A.2.b of the Development Plan of the I-195 Redevelopment District with respect to ground floor façade transparency.

14. Presentation by Utile, Inc. regarding the applications by Pennrose for (i) Concept Design Approval and (ii) a waiver with respect to the proposed residential development on a portion of Parcel 9.
15. Public comment regarding the applications by Pennrose for (i) Concept Design Approval and (ii) a waiver with respect to the proposed residential development on a portion of Parcel 9.**

II. EXECUTIVE SESSION

To consider and act upon such matters as may be considered at a meeting closed to the public pursuant to Rhode Island General Laws, Section 42-46-5 (the Open Meetings Law) and 42-64.14-6(i) (the I-195 Act), specifically matters relating to the purchase, sale, exchange lease, or value of District real estate where the discussion in an open meeting would have a detrimental effect on the negotiating position of the Commission with the other parties to the negotiations.

16. Discussion regarding the sale of District real estate.

III. PUBLIC SESSION

17. Vote to enter into a Purchase and Sale Agreement with DP/Truthbox for Parcels 8 and 8a.
18. Chairperson's Report/Agenda for next meeting on Wednesday, November 9, 2022, at 5:00 P.M.
19. Vote to Adjourn.

Any individual requiring a reasonable accommodation in order to participate in this meeting must notify the I-195 Redevelopment District at 401-278-9231, forty-eight (48) hours in advance of the meeting.

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 - Members of the public should sign-up to speak during the general public comment session via email at questions@195district.com.
 - Comments will be limited to 3 minutes per person.
 - Total public comment will not be more than 15 minutes.
- ** Design representatives from abutting neighborhood organizations will have first opportunity to provide comment.