



PROVIDENCE  
INNOVATION & DESIGN  
DISTRICT

2022 Year End Presentation

# Development Highlights

- Groundbreaking for 200,000-SF lab building anchored by RI State Health Lab and Brown (Lot 3 of Parcel 25, aka 150 Richmond St)
- Ribbon cutting for Emblem 125 (Parcel 28)
- Ribbon cutting for Trader Joes (Parcel 6)
- Signed Purchase & Sale Agreements for 3 projects including first new corporate HQ in Providence in a decade



# In & Around the District

- Wexford announced lease with Brown for 31,000 SF at Point225 for laboratory use
- Brown announced new integrated life sciences research building to be built near 195 District
- CIC Providence
  - 185 client companies
  - 680 individuals working out of CIC
  - Offshore wind cluster within CIC grew to 29 companies

**Brown plans new integrated life sciences building in Providence's Jewelry District**

The Brown Corporation authorized a process to select an architect and launch a full programming phase for the building, a critical step in a long-held vision to create new laboratory space for cutting-edge life sciences research.



**British wind power firm opening US office in Providence**

Composed of eight companies that work in different parts of the wind power industry, Ventera Group plans to have about 35 to 40 employees in Rhode Island next year

By Brian Amaral Globe Staff, Updated December 12, 2022, 3:02 p.m.




**Brown University leasing lab space in Wexford building for medical, biotech research**

**Patrick Anderson**  
The Providence Journal

Published 4:35 p.m. ET Oct. 27, 2022

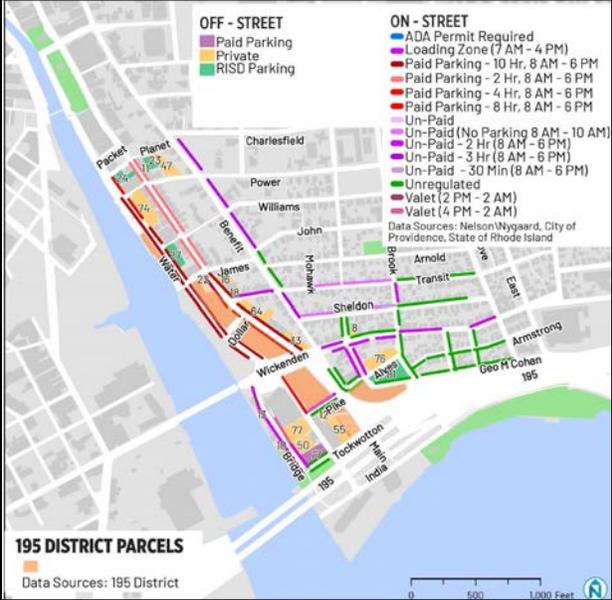
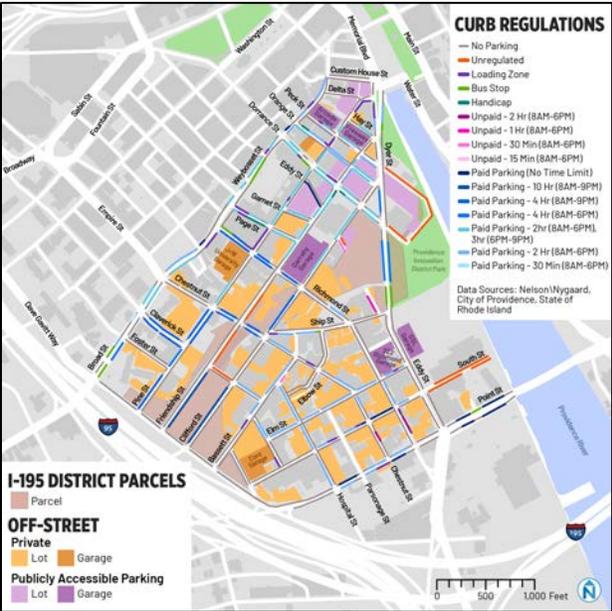
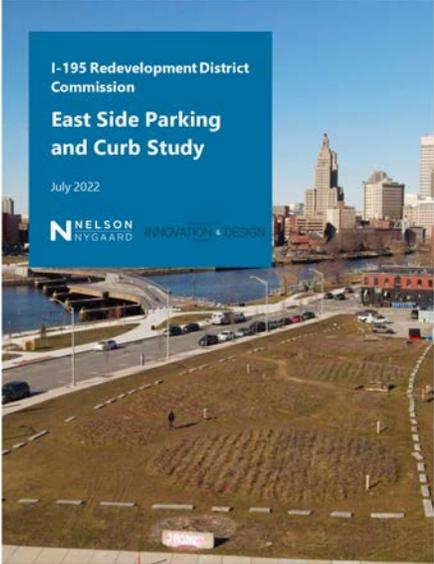
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PROVIDENCE -- Developer Wexford Science and Technology is turning the top two floors of its state-subsidized office building on Dyer Street into lab space after Brown University agreed to lease one of those floors, the school announced Thursday.

Brown is going to use the 31,000 square feet it is leasing in the 196,000-square foot building at 225 Dyer St. to expand its medical and biotech research activity.

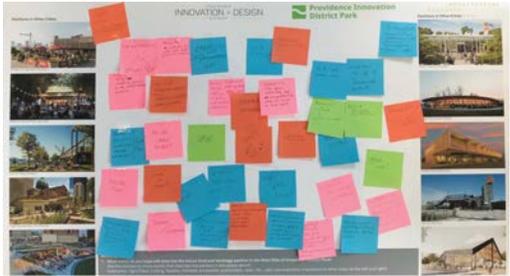
# Planning Initiatives

- Completed parking study for east side of District
- Completed traffic study for east side of District
- Developed initial drawings and cost estimate for Pike Street/Alves Way connection and I-195 offramp realignment
- Started parking study for west side of District
- Launched resiliency planning
- Completed economic impact study for District



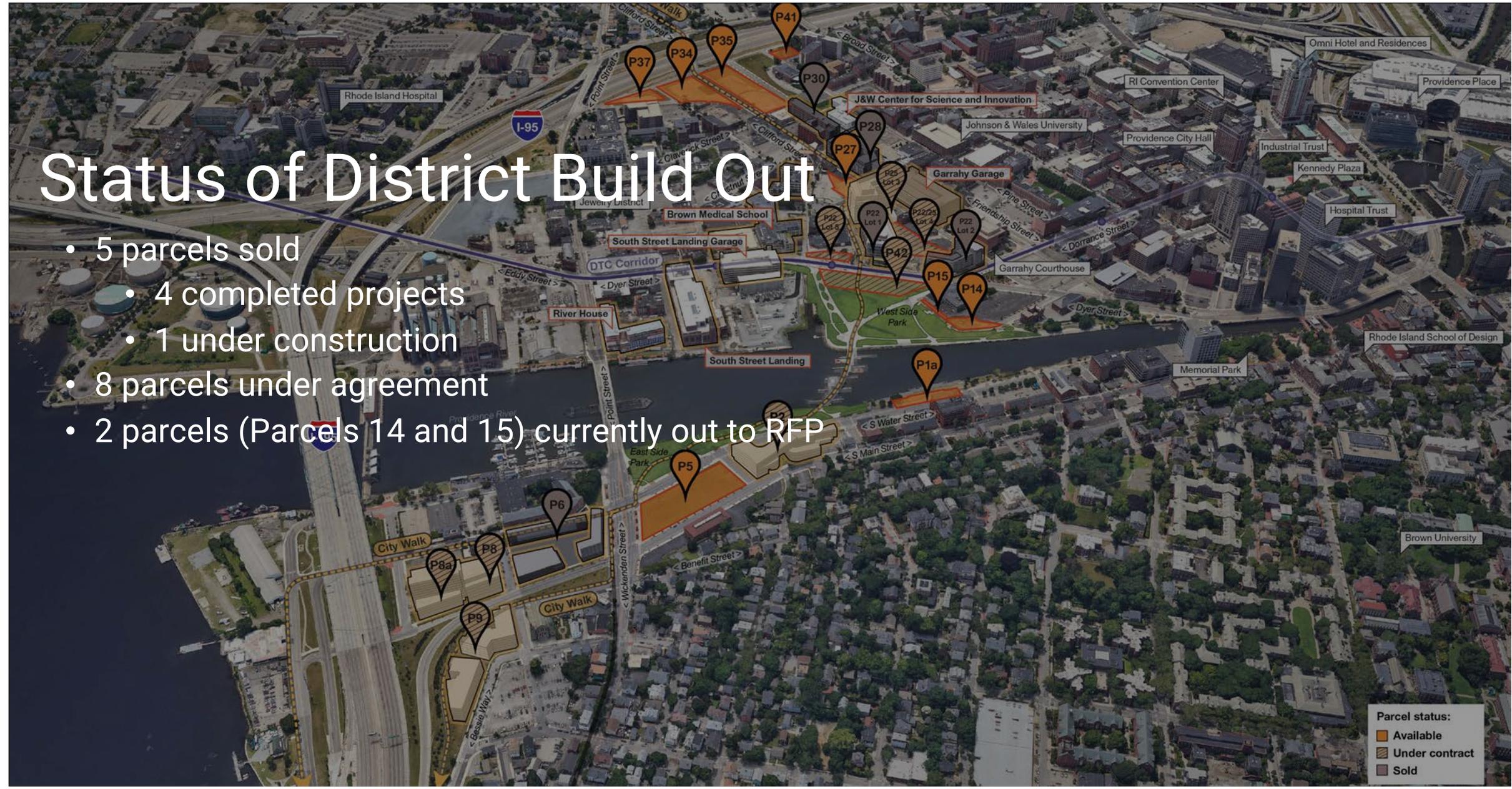
# Community Engagement

- Held 10 community events outside of Commission meetings
- Pavilion architect interviews posted publicly and allowed public comment prior to architect selection
- Established new design review process to clarify process and provide more opportunities for public involvement
- Launched monthly newsletter and grew distribution to approximately 500 subscribers



# Status of District Build Out

- 5 parcels sold
- 4 completed projects
- 1 under construction
- 8 parcels under agreement
- 2 parcels (Parcels 14 and 15) currently out to RFP



# Status of District Build Out, cont.

- More than 2.6 million SF and \$975 million of development completed, planned, or under construction
  - Projects reflect a mix of uses: lab, office, hospitality, and residential
  - 180 workforce and affordable units
  - Includes neighborhood amenities such as grocery store and childcare center
- 9 uncommitted parcels support 3.7 million SF of development; nearly double existing SF in Providence's downtown core
- **Completed and under construction projects have generated a total economic output of over \$1 billion to date**

\*Excludes parcels transferred to JWU

Parcel status:  
Available  
Under contract  
Sold



# Providence Innovation District Park



# 2022 Park Visits

920,311

Total Visits

4,342

Average Daily Visits  
(RI Pride not included)

68,073

Peak Day (RI Pride)

Source: Park Pedestrian Counters (May 2022 – Present)

# Infrastructure Highlights

- Completed transformer screening project, which included planting 23 new trees
- Enhanced several planting beds throughout the park
- Installed shipping container for programming storage
- Installed permanent benches
- Purchased moveable furniture
- Worked with Steel Yard to design custom ADA picnic tables and installed on the east side
- Completed electrical upgrades to support Tizzy K's
- Began east side electrical upgrade project
- Riverwalk extension construction commenced



# Park Pavilion

- Hired Architecture Research Office (ARO) and began designing pavilion
- Gave 9 public presentations on project including 4 interactive community events
- Approximately 30 individual meetings with stakeholders and small businesses
- RFP currently out for operator
- Groundbreaking anticipated for late 2023



# Operations & Communications Highlights

- Grew park social media and newsletter following by over 100%
- Published monthly or biweekly newsletters throughout summer and fall
- Joined Downtown Providence Park Network board



# Programming Highlights

- 90 total events, 152,391 attendance
  - 55 unique and free public events
  - Over 40 events featuring BIPOC and/or LGBTQIA+ artists or performers
  - Supported and featured 389 artists and performers
  - Formed 21 new programming relationships
- Hosted major community events such as: Design x RI Conference, RI Pride, and PVDFest
- Expanded program offerings to include film screenings, theatre and dance events, fitness classes, and children's programming
- Hosted two large-scale events for RISD



# 2022 Concessions

- Tizzy K's named Best Ice Cream in Providence
- Storefront container served over 22,000 patrons
- The Guild PVD Beer garden served approximately 31,000 patrons and produced 20 free public events
- Dune Brothers opened for 5<sup>th</sup> season with approximately 50,000 patrons

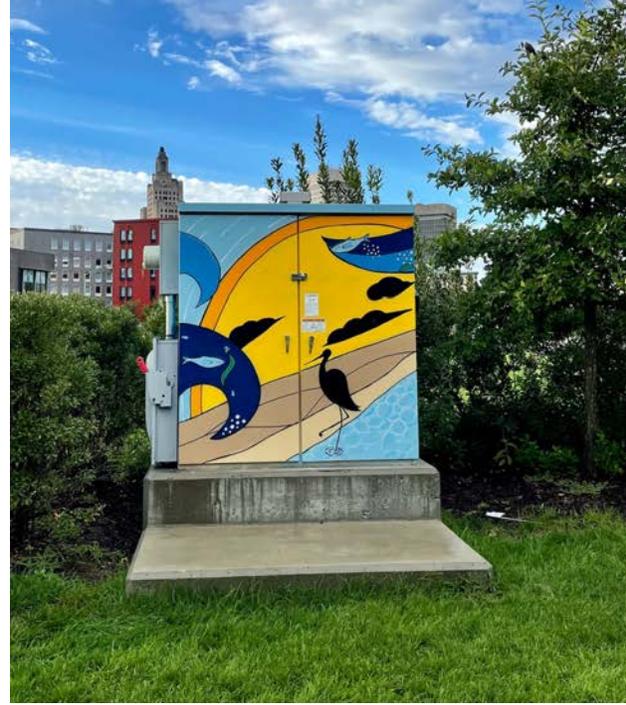


# Call for Curators

- Created and executed the first “Call for Curators and Programming” mini-grant program
  - Prioritizes programming that is community-focused, free and open to the public
  - Funded 12 grants totaling \$74,000, supporting 37 events



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## Public Art

- Formed a partnership and long-term agreement with The Avenue Concept for public art on utility boxes
- Completed 6 utility box murals with unifying “Alewife” theme
- Commissioned Counterform Studio to create a mural on storage container
- Developed plans for the relocation of Mother and Child and the restoration and relocation of Head in the Clouds

Thank you!



# Photography Credits

- Slide 10: Café Tables - Justin Case
- Slide 12: Ricky Rainbowbeard Event – Erin X Smithers
- Slide 14: Kia Davis
- Slide 15: Justin Case
- Slide 17: Brian Jepson