

# PROVIDENCE PARTNERSHIP FOR COMMUNITY REINVESTMENT, LLC

Parent + Diamond, LLC / Urban Spaces, LLC

**To:** Robert C. Davis  
Chairman  
I-195 Redevelopment District Commission  
315 Iron Horse Way, Suite 101,  
Providence, RI 02908

**From:** Providence Partnership for Community Reinvestment, LLC

**cc:** Caroline Skuncik I-195 Redevelopment District  
Peter Erhartic I-195 Redevelopment District

**Date:** January 31, 2022

**Re:** The Development of Parcel 2 / I-195 Redevelopment District – Providence,  
Rhode Island

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Dear Chairman Davis and Commission Members:

In response to your recent request, the Providence Partnership for Community Reinvestment, LLC (“PPCR”) is pleased to provide this letter affirming that we understand that certain conditions will be imposed on the designated preferred developer. For the record, we both accept and embrace those conditions as a key aspect of our efforts to reach consensus among a wide array of stakeholders.

If our own past is truly prologue, *consensus* will ultimately determine if this project feels appropriately “authored” by everyone involved, and especially the folks who will be living with the result. We are hopeful that a review of our team’s previous development work may be the best affirmation of our ability to work in settings and on project types that imposed conditions and required consensus building for the projects to advance.

We believe that our program of Homeownership is the most likely approach to introduce a vested population base with an interest in the perpetual enhancement and maintenance of their own and their neighbor’s neighborhoods. Home ownership is the foundation that builds stability within a community. We also hope that our robust DE&I program will further distinguish our team, as it has the potential for becoming a template for a more inclusive way of doing real estate development.

Ideas for improving our current design have been a constant topic of discussion, even prior to last week’s Commission meeting. We and our architects have discussed how to increase the connection from the Fox Point and College Hill neighborhoods to the water, both visually and

functionally. We are also looking at architectural and visual techniques to reduce the massing of the building yet still maintain the residential density needed for economic viability. As noted, we have given and, if designated, will continue to give a great deal of thought to improving connectivity and scale as they relate to our neighbors. We have said many times, the building is a 360° building where all elevations function as primary elevations. The river view side and Fox Point / College Hill side are equal in importance and must be treated as such. There is no back side to the building. Open / green space is critical to our design, as is providing up to 120 underground parking spaces for residents and commercial use. We hope you will agree that we have the right team for site planning, resiliency, and architectural design to work amicably and relentlessly to provide the right physical manifestation of a truly collaborative effort.

Thank you once again for your consideration of the Providence Partnership for Community Reinvestment, LLC. Please feel free to reach out to me or any of my colleagues with any additional questions or concerns.

Best regards,

*Jeff Hirsch*

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