

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION **PUBLIC SESSION** **FEBRUARY 15, 2023**

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Wednesday, February 15, 2023, in Public Session, beginning at 5:00 P.M., at District Hall, located at 225 Dyer Street, Providence, Rhode Island pursuant to a notice of the meeting to all Commissioners and public notice of the meeting, a copy of which is attached hereto, as required by applicable Rhode Island law.

The following Commissioners were present and participated throughout the meeting: Chairperson Marc Crisafulli, Dr. Barrett Bready, Ms. Sandra Smith, and ex-officio board member Ms. Liz Tanner.

Also, present were Ms. Caroline Skuncik, District Executive Director, Ms. Amber Ilcisko, District Director of Operations, Mr. Peter Erhartic, District Director of Real Estate, Ms. Sarina Conn, District Office Manager, and Mr. Charles F. Rogers of Locke Lord, LLP, legal counsel to the District.

Not present were Commissioners Mr. Michael McNally, Mr. Robert McCann, and ex-officio board member Mr. Robert Azar.

1. WELCOMING REMARKS BY CHAIRPERSON CRISAFULLI.

Chairperson Crisafulli called the meeting to order at 5:02 P.M. He stated the meeting was being live streamed for viewing purposes only to increase transparency. He stated that comments from the public must be provided in-person or in writing. Mr. Crisafulli also explained that general public comment was for general comments only.

2. REVIEW AND APPROVAL OF THE MINUTES OF THE COMMISSION MEETINGS HELD ON DECEMBER 14, 2022.

3. REVIEW AND APPROVAL OF THE MINUTES OF THE COMMISSION MEETING HELD ON JANUARY 18, 2023.

Chairperson Crisafulli noted that the minutes of the December 14, 2022, and January 18, 2023, meetings had been distributed to the Commissioners and asked if there were any comments or corrections.

There being none, upon motion made by Ms. Smith and seconded by Dr. Bready, the following vote was adopted:

VOTED: To approve the minutes of the of the Commission meetings held on December 14, 2022, and January 18, 2023.

Voting in favor of the foregoing were: Chairperson Crisafulli, Ms. Smith, and Dr. Bready.

Voting against the foregoing were: None.

4. PUBLIC COMMENT SESSION.

No members of the public signed up to speak during public comment session.

5. EXECUTIVE DIRECTOR'S REPORT.

Ms. Skuncik provided an update on development projects, including the Parcel 6 development, noting that all buildings had received their Certificates of Occupancy. She continued with updates on proposed projects, including the proposed developments on Lot 3 of Parcel 25 by Ancora GRE, Parcel 9 Phase 1, Parcel 2, and Parcels 8 and 8a. She also noted that responses for the RFP for Parcels 14 and 15 would be due on February 17. Her report continued with an update on District Park, which included an overview of the staff's first self-produced event, Ice Jam, held in the Park at the end of January. She stated planning for the 2023 summer season was underway and that existing vendors including the Guild, Tizzy K's and Dune Brothers would be returning this year. Ms. Skuncik concluded her report with an update on the construction of the Riverwalk extension project in partnership with Wexford.

Discussion continued on the website's accuracy of the dollar amount of investment.

6. PRESENTATION REGARDING UPDATES TO THE APPLICATIONS BY THE FANE TOWER LLC ("FANE") FOR (I) CONCEPT DESIGN APPROVAL FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON A PORTION OF PARCEL 42 AND (II) FOR WAIVER FROM THE PROVISIONS OF FROM THE PROVIDENCE ZONING ORDINANCE THAT INCLUDE: 606.A.2: BUILDING HEIGHT AND MASSING, 606.D.1: BUILDING FACADES BUILT WITHIN A BUILD-TO-ZONE, 606.D.2: BUILDING FAÇADE TRANSITION LINE, AND 606.E.3: UPPER STORY FAÇADE TRANSPARENCY.

Chairperson Crisafulli stated that there would be no vote taken regarding the proposed development on Parcel 42 at this meeting and that the hearing would be continued until a later meeting. He also stated that written public comments could be submitted up to one week after the meeting.

Mr. Jeff Padwa, attorney for The Fane Organization, provided an update on the project since the last meeting, including that a wind study had been completed and incorporated into the presentation. He then introduced the project architect. Mr. Gianni Ria of IBI Group, then continued to provide an introduction on the updates and used a Power Point presentation to outline large issues. His presentation included a site plan of the ground floor, a site plan of ground floor plan in color, a site plan of the loading area detail of the Dorrance Street entrance to the garage, a rendering

of the Dorrance Street vehicle entrance, the corner activation of Dyer Street and Dorrance Street with wind mitigation, and park frontage with park interaction and social activation. Mr. Eric Zuena of ZDS Architects presented the wind mitigation and privacy precedents, benches and furniture precedents, materiality and way-finding precedents, and a rendering of the south side interaction with the park. Mr. Ria continued to present a rendering of the proposed project from Dyer Street, a rendering of a podium view from the southwest towards the northeast, a rendering of a podium view from Dyer Street, a rendering of the podium detail, podium metal panel precedent images, and a rendering from the corner of Dorrance Street and Dyer Street.

Discussion continued on the design narrative, buildability of design, recent construction projects completed by The Fane Organization, clarification of a section of the rendering, clarification of the height difference of the floors in the rendering, the ability of the woonerf street concept to be successful in New England, and the delivery and loading area interaction with the park.

7. PUBLIC COMMENT REGARDING UPDATES TO THE APPLICATIONS BY FANE FOR (I) CONCEPT DESIGN APPROVAL AND (II) WAIVERS WITH RESPECT TO THE PROPOSED RESIDENTIAL DEVELOPMENT ON A PORTION OF PARCEL 42.

Chairperson Crisafulli called upon the designated neighborhood design representatives to provide their comments first. These included representatives from the Fox Point Neighborhood Association and Jewelry District Association. Those comments included a Power Point presentation outlining concerns about the garage access. Other comments conveyed were concerns about the negative impacts of the project on the Park and the impact of the cost engineering on the design quality.

Twelve members of the public elected to provide comment which included concerns about the ability for the trades to provide enough labor to support the project, the failure of the developer to make deadlines in the past, the market demand, the cost to complete the project, the non-union labor used to construct other projects in the District, the location, noncompliance with the city's comprehensive plan, granting another extension for the project, the impact on public space, vegetation as wind mitigation during winter, wind impacts on residents, the lack of green space in the city, the impact to the size of the park, deliveries and park access, and the texture of the base, the lack of innovation of design in other projects, and the level of development. Others spoke in favor of union labor, the jobs the project would create, the overall design, the project's ability to provide needed housing, the long-term benefits of the project, the comparison to Kendall Square, and tall buildings along highway.

Chairperson Crisafulli then asked Mr. Tim Love of Utile, Inc., the District's urban planning and design consultant, to provide an update on work to date with the developer's design team. Mr. Love stated a wind study was commissioned and completed and a meeting was held with the project architect and the firm who prepared the wind study. He explained that the wind impacts would not be mitigated by the measures proposed during tonight's presentation and that there would be significant impacts to outdoor seating in the park. Mr. Love also noted that another issue that remains to be addressed is the access point to the building parking garage through the park.

Chairperson Crisafulli provided some context on where negotiations stood with The Fane

Organization in the consideration of an additional extension. He stated that an extension would be considered at the March meeting prior to the March 28 contract deadline.

9. EXECUTIVE SESSION

Chairperson Crisafulli stated that, pursuant to the notice of the meeting, the Commission would go into Executive Session for discussion regarding the purchase, sale, exchange, lease, or value of real property that would have a detrimental effect on the negotiating position of the Commission with the other parties if discussed in open session.

Accordingly, upon motion duly made by Ms. Smith and seconded by Dr. Bready the following vote was adopted:

VOTED: To go into Closed Session, pursuant to the Open Meetings Act, Rhode Island General Laws Section 42-46-5 (the Open Meetings Law) and 42-64.14.6(i) (the I-195 Act), in order to consider the purchase, sale, exchange, lease or value of District real estate.

Voting by in favor of the foregoing were: Chairperson Crisafulli, Ms. Smith and Dr. Bready.

Voting against the foregoing were: None.

Commissioners and District staff then proceeded to enter into Closed Session at 6:51 P.M.

The Public Session was reconvened at 7:54 P.M.

Chairperson Crisafulli reported that discussion in the Executive Session was confined to review and discussion of proposals regarding the purchase and sale of District real estate and no votes were taken. Additionally, the Commission voted to end the Executive Session, maintain the Executive Session minutes, and reconvene the Public Session.

Upon motion duly made by Dr. Bready, and seconded by Ms. Smith, the following vote was adopted:

VOTED: That pursuant to Rhode Island General Laws Section 42-46-5(a), the Open Meetings Act, the minutes of the Closed Session shall not be made available to the public, except as to the portions of such minutes as the Commission ratifies and reports in Public Session of the meeting until disclosure would no longer jeopardize the Commission's negotiating positions.

Voting in favor of the foregoing were: Chairperson Crisafulli, Ms. Smith, and Dr. Bready.

Voting against the foregoing were: None.

8. VOTE TO ADJOURN.

There being no further discussion, upon motion made by Dr. Bready and seconded by Ms. Smith, the following vote was adopted:

VOTED: That the meeting be adjourned.

Voting by in favor of the foregoing were: Chairperson Crisafulli, Dr. Bready, and Ms. Smith.

Voting against the foregoing were: None.

The meeting was adjourned at 7:55 P.M.



Marc Crisafulli, Chairperson