

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION
PUBLIC SESSION
DECEMBER 20, 2023

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Wednesday, December 20, 2023, in Public Session, beginning at 5:00 P.M., at District Hall, located at 225 Dyer Street, Second Floor, Providence, Rhode Island pursuant to a notice of the meeting to all Commissioners and public notice of the meeting as required by applicable Rhode Island law.

The following Commissioners were present and participated throughout the meeting: Chairperson Marc Crisafulli, Mr. Michael McNally, Mr. Vincent Masino, Ms. Sandra Smith, and ex-officio board member Mr. Joseph Mulligan.

Not present were Commissioners Dr. Barrett Bready, Mr. Robert McCann, 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.

Chairperson Crisafulli called the meeting to order at 5:01 P.M.

1. PUBLIC COMMENT SESSION.

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

Mr. McCann joined the meeting at 5:02 P.M.

2. REVIEW AND APPROVAL OF THE MINUTES OF THE COMMISSION MEETINGS HELD ON NOVEMBER 15, 2023.

Chairperson Crisafulli stated that the minutes of the November 15, 2023, meetings had been distributed to the Commissioners and asked if there were any comments or corrections.

There being none, upon motion made by Mr. McNally and seconded by Mr. Masino, the following vote was adopted:

VOTED: To approve the minutes of the Commission meetings held on November 15, 2023.

Voting in favor of the foregoing were: Chairperson Crisafulli, Mr. McCann, Mr. McNally, Ms. Smith, and Mr. Masino.

Voting against the foregoing were: None.

3. PRESENTATION BY UTILE, INC. REGARDING PROPOSED DEVELOPMENTS ON PARCEL 1A.

Chairperson Crisafulli introduced Tim Love of Utile, Inc. Mr. Love used a Power Point presentation to present a design analysis of the proposed developments for Parcel 1a. His presentation included Parcel 1a specifications, existing and mandated open space around Parcel 1a, Parcel 1a opportunities and constraints, and a review of the proposals submitted by Riverwalk JV, Riverside Partners, Providence Flea, and Providence Architecture and Building Company and their proposed programs.

There was no further discussion.

4. PRESENTATION BY RES GROUP REGARDING PROPOSED DEVELOPMENTS ON PARCEL 1A.

Chairperson Crisafulli introduced Mr. Bruce Murray of RES Group. Mr. Murray used a Power Point presentation to present a financial analysis of the proposed developments for Parcel 1a. His presentation included a proposal comparison, and a snapshot of each proposal and their strengths and weaknesses, and residential condominium demand in Providence.

Discussion continued on the impact of other units coming online in the District.

5. PUBLIC COMMENT REGARDING PROPOSED DEVELOPMENTS ON PARCEL 1A.

Five members of public elected to provide comments on the proposed developments for Parcel 1a. Their comments included a suggestion to make accommodations to satisfy the requests to keep Parcel 1a open space, continue the Flea in the park, and develop the proposals on alternative parcels and there was a concern about the creation of competition among restaurants. Comments were also in favor of the Providence Flea proposal and concerns about the impact a development on Parcel 1a may have on the neighborhood.

6. 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 Mr. McCann and seconded by Ms. Smith 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, Mr. McCann, Mr. McNally, Ms. Smith, and Mr. Masino.

Voting against the foregoing were: None.

Commissioners and District staff then proceeded to enter into Closed Session at 5:51 P.M.

The Public Session was reconvened at 6:27 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 Mr. McNally and seconded by Mr. Masino, 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, Mr. Masino, Mr. McCann, Mr. McNally, and Ms. Smith.

Voting against the foregoing were: None.

7. VOTE REGARDING THE SELECTION OF A PREFERRED DEVELOPER FOR PARCEL 1A.

Chairperson Crisafulli presented the drafted resolution to select Riverside Partners as the preferred developer for Parcel 1a and read the resolved language.

Discussion continued on the importance of the Providence Flea, the Riverside Partners' program and the amount of density in the proposal, the importance of housing, the number of public comments received in favor of the Providence Flea proposal, concerns regarding the structure of the Providence Open Market proposed by the Providence Flea, concerns regarding the unknowns of the Flea operations plan and the privatization of a public space, the preservation and enhancement of urban space, support for the selected developer's relationship with CIC,

disappointment regarding the lack of permanent location for Dune Brothers, and continued considerations around the height of the proposed project.

Chairperson Crisafulli reiterated that the District would continue to work with Dune Brothers to find a permanent location and the District's support of the Providence Flea. He thanked all of the other development proposal teams.

There was no further discussion.

Upon motion made by Ms. Smith and seconded by Mr. McCann the following vote was adopted:

VOTED: That the resolution regarding Parcel 1a (a copy of which had been circulated to the members and is attached hereto as Exhibit A), be, and it hereby, is adopted and approved.

Voting by in favor of the foregoing were: Chairperson Crisafulli, Mr. Masino, Ms. Smith, Mr. McNally, and Mr. McCann.

Voting against the foregoing were: None.

8. PRESENTATION REGARDING THE APPLICATIONS BY COLLAGE DEVELOPMENT LLC FOR (i) FINAL PLAN APPROVAL FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PARCEL 2 AND (ii) FOR A WAIVER FROM THE PROVISIONS OF SECTION 2.3, TABLE 2.3-1 OF THE DISTRICT DEVELOPMENT PLAN WITH RESPECT TO THE PROPOSED FIRST STORY HEIGHT.

Chairperson Crisafulli introduced Mr. Steven Chung of Urbanica, Inc. who used a Power Point presentation to present the final plan for the proposed development on Parcel 2. His presentation included the final plan program, updates from concept design, landscape plans, final plan exterior materials, and renderings of the final plan from varying perspectives. Mr. Kamran Zahedi of Urbanica, Inc. presented the proposed parking plan for the proposed development.

Chairperson Crisafulli thanked the team for their flexibility and collaboration.

There was no further discussion.

9. PRESENTATION BY UTILE, INC. REGARDING THE APPLICATIONS SUBMITTED BY COLLAGE DEVELOPMENT LLC FOR (i) FINAL PLAN APPROVAL AND (ii) FOR A WAIVER WITH RESPECT TO THE PROPOSED MIXED-USE DEVELOPMENT ON PARCEL 2.

Mr. Tim Love of Utile, Inc. presented the Utile's analysis of Urbanica's final plan submission for the proposed development on Parcel 2. He stated that Utile and the design review panel recommended approval of the final plan and the proposed waiver. He explained the waiver and noted that this first-floor story height would be as-of-right if it were applicable to the most recent updates to the District Development Plan.

There was no further discussion.

10. PUBLIC COMMENT REGARDING THE APPLICATION SUBMITTED BY COLLAGE DEVELOPMENT LLC FOR (i) FINAL PLAN APPROVAL AND (ii) FOR A WAIVER WITH RESPECT TO THE PROPOSED MIXED-USE DEVELOPMENT ON PARCEL 2.

Chairperson Crisafulli called upon the designated neighborhood representatives to provide their comments first. Representatives from the Jewelry District Association and Downtown Neighborhood Association were present. Comments were in favor of the design, the change to brick, improvements to the northwest corner of James and Water Streets, and an endorsement of the design review panel recommendation.

Three other members of the public elected to provide comment. Comments included concerns regarding the height, the undeveloped fenestration, and parking plan in addition to history of the site, the regulatory process and federal guidelines. Other comments were in favor of open space in place of the proposed development.

Chairperson Crisafulli stated that finding more creative solutions for parking is something that came up during a recent presentation to the Fox Point Neighborhood Association. There was no further discussion.

11. VOTES REGARDING THE APPLICATIONS SUBMITTED BY COLLAGE DEVELOPMENT LLC FOR (i) FINAL PLAN APPROVAL AND (ii) FOR A WAIVER WITH RESPECT TO THE PROPOSED MIXED-USE DEVELOPMENT ON PARCEL 2.

Chairperson Crisafulli read the resolved language of the drafted resolution to approve the final plan for the proposed development on Parcel 2.

There being no further discussion, upon motion made by Mr. McCann and seconded by Mr. Masino, the following vote was adopted:

VOTED: That the resolution regarding final plan approval for the proposed project on Parcel 2 (a copy of which had been circulated to the members and is attached hereto as Exhibit B), be, and it hereby, is adopted and approved.

Voting by in favor of the foregoing were: Chairperson Crisafulli, Mr. Masino, Ms. Smith, Mr. McNally, and Mr. McCann.

Voting against the foregoing were: None.

Chairperson Crisafulli then read the resolved language of the drafted resolution to grant the requested waiver for the proposed development on Parcel 2.

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

VOTED: That the resolution regarding approval of minimum first story height waiver for Parcel 2 (a copy of which had been circulated to the members and is attached hereto as Exhibit C), be, and it hereby, is adopted and approved.

Voting by in favor of the foregoing were: Chairperson Crisafulli, Mr. Masino, Ms. Smith, Mr. McNally, and Mr. McCann.

Voting against the foregoing were: None.

12. PRESENTATION BY ARCHITECTURE RESEARCH OFFICE REGARDING THE APPLICATION BY THE DISTRICT FOR FINAL PLAN APPROVAL FOR THE PROPOSED PAVILION TO BE LOCATED IN 195 DISTRICT PARK.

Chairperson Crisafulli introduced Ms. Kim Yao of Architecture Research Office (ARO) who presented the proposed final plan of the proposed pavilion using a Power Point presentation. Her presentation included previous design review panel comments, a bird's eye view of the pavilion, a project plan, renderings of the pavilion from varying perspectives, the pavilion landscape plan, additional renderings of the pavilion from varying perspectives, a project palette, the exterior lighting, and exterior lighting and signage.

Discussion continued on seating capacity inside and outside of the space and trash disposal.

13. PRESENTATION BY UTILE, INC. REGARDING THE APPLICATION BY THE DISTRICT FOR FINAL PLAN APPROVAL FOR THE PROPOSED PAVILION TO BE LOCATED IN 195 DISTRICT PARK.

Mr. Tim Love of Utile, Inc. stated Utile and the design review panel had reviewed and recommended approval of the final plan for the proposed park pavilion to be located in District Park.

There was no further discussion.

14. PUBLIC COMMENT REGARDING THE APPLICATION BY THE DISTRICT FOR FINAL PLAN APPROVAL FOR THE PROPOSED PAVILION TO BE LOCATED IN 195 DISTRICT PARK.

Chairperson Crisafulli called upon the designated neighborhood representatives present to provide their comments first. Only a representative from the Jewelry District Association was present. His comments were in favor of the presented design.

One other member of the public elected to provide comment. Her comments included concerns regarding the movable planters and questions regarding the city's landmark public art project.

Ms. Skuncik confirmed the location of the landmark public art was depicted accurately on the renderings presented.

There was no further discussion.

15. VOTE TO CONSIDER THE APPLICATION BY THE DISTRICT FOR FINAL PLAN APPROVAL FOR THE PROPOSED PAVILION TO BE LOCATED IN 195 DISTRICT PARK.

Chairperson Crisafulli read the resolved language of the drafted resolution.

There being no further discussion, upon motion made by Mr. McCann and seconded by Mr. McNally, the following vote was adopted:

VOTED: That the resolution regarding final plan approval for the proposed park pavilion (a copy of which had been circulated to the members and is attached hereto as Exhibit D), be, and it hereby, is adopted and approved.

Voting by in favor of the foregoing were: Chairperson Crisafulli, Mr. Masino, Ms. Smith, Mr. McNally, and Mr. McCann.

Voting against the foregoing were: None.

16. PRESENTATION BY UTILE, INC. REGARDING THE APPLICATION BY PEBB 41 BASSETT PROVIDENCE, LLC FOR CONCEPT PLAN APPROVAL FOR THE PROPOSED PROJECT ON A PORTION OF PARCEL 34.

Ms. Skuncik used a Power Point presentation to present some background on the project. Her presentation included the background, development plan specifications, and the proposed land swap between the District and PEBB 41 Bassett Providence, LLC. Mr. Tim Love of Utile, Inc. then presented the Pebb Capital proposal, the ground floor plan, massing diagram, street view of Claverick and Clifford, elevation of the west, a typical upper floor plan, a street view of Clifford Street, an aerial view of Claverick Street, and the design review panel's recommendation to approve concept plan with some recommended conditions.

Discussion continued on the joint jurisdiction of the District and the City with respect to the project.

17. PUBLIC COMMENT REGARDING THE APPLICATION BY PEBB 41 BASSETT PROVIDENCE, LLC FOR CONCEPT PLAN APPROVAL FOR THE PROPOSED PROJECT ON A PORTION OF PARCEL 34.

Chairperson Crisafulli called upon the designated neighborhood representatives to provide their comment first. There was none.

One member of the development team elected to speak. He thanked the neighborhood and

discussed the intention not to block the Parcel 34 lot line. He also noted a potential timing delay with DDRC approval.

There was no further discussion.

18. VOTE TO CONSIDER THE APPLICATION BY PEBB 41 BASSETT PROVIDENCE, LLC FOR CONCEPT PLAN APPROVAL FOR THE PROPOSED PROJECT ON A PORTION OF PARCEL 34.

Chairperson Crisafulli read the resolved language of the drafted resolution.

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

VOTED: That the resolution regarding concept plan approval for the proposed project on a portion of Parcel 34 (a copy of which had been circulated to the members and is attached hereto as Exhibit E), be, and it hereby, is adopted and approved.

Voting by in favor of the foregoing were: Chairperson Crisafulli, Mr. Masino, Ms. Smith, Mr. McNally, and Mr. McCann.

Voting against the foregoing were: None.

19. DISCUSSION AND VOTE REGARDING UPDATES TO THE DISTRICT HUMAN RESOURCES MANUAL.

Ms. Skuncik stated this was part of an annual update to the District Human Resources Manual to ensure legal compliance and best practices. She explained a memorandum outlining the changes had been distributed to the Commissioners and asked if there were any questions.

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

VOTED: That the resolution regarding human resources manual (a copy of which had been circulated to the members and is attached hereto as Exhibit F), be, and it hereby, is adopted and approved.

Voting by in favor of the foregoing were: Chairperson Crisafulli, Mr. Masino, Ms. Smith, Mr. McNally, and Mr. McCann.

Voting against the foregoing were: None.

20. DISCUSSION REGARDING THE 2024 COMMISSION MEETING CALENDAR.

Chairperson Crisafulli stated the 2024 Commission meeting calendar had been distributed and that no vote was required.

There was no further discussion.

21. VOTE TO ADJOURN.

There being no further discussion, upon motion made by Mr. Masino and seconded by Mr. McCann the following vote was adopted:

VOTED: That the meeting be adjourned.

Voting by in favor of the foregoing were: Chairperson Crisafulli, Mr. McCann, Ms. Smith, Mr. McNally, and Mr. Masino.

Voting against the foregoing were: None.

The meeting was adjourned at 7:27 P.M.



Marc Crisafulli, Chairperson

EXHIBIT A

Parcel 1a - Preferred Developer

I-195 REDEVELOPMENT DISTRICT

RESOLUTION REGARDING DISTRICT PARCEL 1A

December 20, 2023

- WHEREAS:** The I-195 Redevelopment District (the "District") was created and exists as a public corporation, governmental agency and public instrumentality of the State of Rhode Island (the "State") under Chapter 64.14 of Title 42 of the General Laws of Rhode Island (the "Act"); and
- WHEREAS:** The Act authorizes the District, acting through its Commission (the "Commission"), to dispose of properties owned by the District for development that will be beneficial to the State and the City of Providence and upon such terms and conditions as the Commission shall determine; and
- WHEREAS:** The Commission has received proposals and presentations from four (4) developers with respect to development of District Parcel 1a; and
- WHEREAS:** After review and consideration of the proposals, the Commission has determined that it is appropriate to select a preferred developer for Parcel 1a and to negotiate a letter of intent with respect to such developer's proposal; and
- WHEREAS:** The Commission has made certain findings with respect to the proposal of Riverside Partners which findings are attached hereto as Exhibit A and incorporated herein; and
- WHEREAS:** The Commission has determined that approval of any development of District Parcel 1a be subject to those conditions set forth on Exhibit A attached hereto and incorporated by reference (the "Conditions"); and
- WHEREAS:** After review and consideration of the proposals, the Commission has determined that the proposal of Riverside Partners to develop a mixed-use building on Parcel 1a best satisfies the goals of the Commission and its obligations under the Act.

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

- RESOLVED:** That Riverside Partners be selected as the preferred developer (the "Developer") to develop a mixed-use building on Parcel 1a and that the District commence negotiation with the Developer of a letter of intent for the purchase and development of Parcel 1a, including financial terms and performance dates, and subject to the Conditions.

Parcel 1a - Preferred Developer

RESOLVED: That the Providence Flea is offered the right to relocate its outdoor operations to 195 District Park, subject to the District's standard license agreement and associated terms and conditions.

EXHIBIT A

FINDINGS and CONDITIONS

Findings

1. The Commission recognizes the economic and placemaking value of the Providence Flea, which has been a valued partner for many years. The Commission reiterates its previous offers for the Flea to relocate its operations to 195 District Park.
2. Parcel 1A was transferred to the I-195 Redevelopment District (“District”) in 2011 as part of the federal surplus land associated with the relocation of Interstate 195. The I-195 Redevelopment Act of 2011 established the District and specified which parcels were to remain open space with the remaining parcels (including Parcel 1A) to be made available for sale for “...commercial, institutional and residential development and beneficial reuse” (RIGL 42-64.14).
3. Currently there is a lack of activation along the Providence riverfront in the vicinity of Parcel 1A, with most buildings along South Water Street turning their back to the river, and the majority of the street frontage comprised of surface parking lots, garage entrances, and loading docks. Parcel 1A provides a unique opportunity to maintain public waterfront access (along the boardwalk overhanging the river and the mandated Urban Coastal Greenway) while activating the Providence riverfront with public-facing ground-floor uses that bring people to the space. The preferred developer’s proposal includes active ground-floor uses of a retail/restaurant space.
4. Given the small shape of Parcel 1A, the Parcel does not accommodate typical floorplates for laboratory use. However, the Parcel does accommodate the preferred developer’s program of 10 residential condos, a small CIC office, and a ground-floor retail/restaurant space.
5. The Commission recognizes the established urban planning principle that substantial developments, particularly with a residential component, with activated streetscape are positive for the surrounding neighborhood, enhancing the pedestrian experience and safety. Given Parcel 1A’s location adjacent to existing open spaces, it is essential that the development’s ground-floor use complements and enhances the adjacent open space. The proposal of the preferred developer responds to this principle with its inclusion of active first-floor uses.
6. The Commission recognizes the statewide housing supply shortage in the State of Rhode Island.¹ The preferred developer has proposed 10 condos.
7. The Commission recognizes the value in having diverse residential options in the District and that no condominium buildings have been developed on District land to date. The preferred developer contributes to the housing diversity in the District by adding homeownership units, which are beneficial for community development and placemaking.
8. The Commission recognizes that securing upfront tenant commitments reduces risk

¹ Rhode Island Foundation, “Housing Supply and Homelessness in Rhode Island,” April 2023.

associated with securing financing sources. The preferred developer has received an expression of interest from the Cambridge Innovation Center (CIC) for the 800-SF ground-floor office space.

9. Maximizing the economic development benefit of Parcel 1A is central to the Commission's mission. The preferred developer's proposal will result in significant benefits associated with construction activities and ongoing operations including projections of approximately 114 construction jobs and approximately 26 permanent jobs.

10. The preferred developer has proposed a purchase price of \$350,000.00, or \$28.70/SF, which is consistent with the Commission's objectives.

11. The Commission, by law, is the owner and operator of the District parks and is charged with generating revenue to support their maintenance and operation. The Commission's financial plan for the operation and maintenance of the parks contemplates that the owners of completed buildings in the District will pay an annual assessment based on the square foot area of their buildings at the current rate of \$0.50 per rentable SF and that the contribution from the development of Parcel 1A is estimated at approximately \$12,000 per year.

12. The design of the project should reflect its prominent location along the Providence riverfront. The proposed design will create a building of significant presence and which, as refined during the design review process, will result in the development consistent with its important location.

Conditions

1. The preferred developer's proposal shall be subject to a design review and approval process under the District's Development Plan during which the Commission will undertake an intensive review of the design of the project. This process will include public meetings for preliminary (concept) review and a final plan review.

2. The preferred developer shall evaluate whether the building, with the overall design intent as presented, can be reduced in height while still remaining financially feasible.

Appendix A

Parcel 1a RFP Evaluation Criteria

- Programs that contribute to the overall mission of the District
 - Clearly defined uses that activate the park and the riverfront particularly for ground floor spaces
 - Contribution to the Development Plan's stated goals for the East Side District
 - Design and site plans that enhance the adjacent park, and riverfront, and surrounding urban environment; use high-quality materials; and demonstrate architectural excellence
 - If housing is proposed, inclusion of an affordable or workforce housing component
 - Relevant experience of the development team
 - Financial feasibility, including amount of incentives required (if any), proposed purchase price, and annual park contribution
 - Readiness to proceed, particularly level of capital source and/or tenant commitments
 - Project teams that include women-owned or minority-owned business enterprises
 - Evidence of community support
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EXHIBIT B

Parcel 2 – Final Plan Approval

I-195 REDEVELOPMENT DISTRICT

Resolution Re: Final Plan Approval
For Proposed Project On Parcel 2

December 20, 2023

- WHEREAS:** The District has entered into a Purchase and Sale Agreement (the "Agreement") with Collage Development LLC ("Collage") dated October 20, 2022, as amended, pursuant to which the District has agreed to sell to Collage District Parcel 2; and
- WHEREAS:** By Resolution dated July 19, 2023 (the "Concept Plan Resolution"), the Commission granted to Collage, in accordance with the requirements of the District's Development Plan (the "Development Plan"), Concept Plan Approval of a Concept Plan for a proposed project consisting of two buildings ranging in height from three (3) to six (6) stories to be built on Parcel 2 to include (a) approximately 171 residential units; (b) approximately 8,300 square feet of retail/commercial space; and (c) subsurface parking (the "Proposed Project"); and
- WHEREAS:** The Commission's Concept Plan Approval was subject to and contingent upon satisfaction by Collage of the conditions set forth in the July 13, 2023 letter to the Commission of Utile Design, Inc. ("Utile"), the Commission's design consultant, a copy of which letter is attached to the Concept Plan Resolution; and
- WHEREAS:** The Commission has received an application from Collage in accordance with the requirements of the Development Plan for Final Plan Approval of the development plan for the Proposed Project; and
- WHEREAS:** At its meeting this date, the Commission received a presentation by Collage with respect to the Final Plan for the Proposed Project; and
- WHEREAS:** A representative of Utile noted that Collage has satisfied the conditions set forth in Utile's July 13, 2023 letter; and
- WHEREAS:** The Commission invited comments from the neighborhood design representatives and the public with respect to the Final Plan for the Proposed Project and several provided comments in support of, and in opposition to, approval of the Final Plan; and
- WHEREAS:** By letter to the Commission dated December 15, 2023 (the "Utile Letter"), a copy of which is attached hereto as Exhibit A, Utile has recommended the Final Plan be approved, subject to satisfaction by Collage of those conditions set forth in the Utile Letter; and

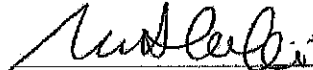
WHEREAS: Pursuant to letter dated December 15, 2023, a copy of which is attached hereto as Exhibit B, the State Historic Preservation Officer ("SHPO") has provided comments regarding the Final Plan for the Proposed Project; and

WHEREAS: The Commission, having considered the presentation of Collage, and the recommendation of Utile with respect to the Final Plan, has determined that, subject to confirmation by the SHPO that the Final Plan will have no adverse effect on historic resources, the Final Plan satisfies the requirements for Final Plan Approval as set forth in the Development Plan.

NOW, THEREFORE, it is:

VOTED: That, subject to confirmation by the SHPO that the Final Plan for the Proposed Project will have no adverse effect on historic resources, the Commission approves the Final Plan for the Proposed Project as submitted and hereby issues Final Plan Approval to Collage; and

VOTED: That, subject to (a) confirmation by the SHPO as provided above, (b) satisfaction by Collage of the conditions set forth in the Utile Letter, (c) review and approval of final plans for the Proposed Project to insure conformity with the Final Plan, and (d) receipt of a construction management plan satisfactory to the Commission, each of the Chairperson and Executive Director, in his or her individual capacity be, and each hereby is, authorized to execute and deliver to Collage a Certificate of Final Plan Approval in accordance with the provisions of the Development Plan.



Marc A. Crisafulli, Chairperson
December 20, 2023

EXHIBIT A
UTILE LETTER

December 15, 2023

utile

Caroline Skunko, Executive Director
I-195 Redevelopment District Commission
225 Dyer Street, Fourth Floor,
Providence, RI 02803

RE: Parcel 2 Final Plan Approval Recommendation

Design Review Panel Contributors:

- Craig Barton, Design Review Panel
- Emily Vogler, Design Review Panel
- Jack Ryan, Design Review Panel
- Tim Love, Utile
- Kevin Chong, Utile

Dear Caroline,

Utile, the I-195 Redevelopment District's Urban Design and Planning consultant, recommends that the Commission grant Final Plan Approval for the Urbanica proposal for Parcel 2, with the conditions outlined below. The Urbanica team has addressed all the major comments from prior meetings and has acknowledged and committed to addressing the remaining design review concerns, which can be resolved before the construction documents are issued and reviewed by the District staff and Utile.

Utile further understands that the State Historic Preservation Officer (SHPO) may have additional comments on the Final Plan submission, and will work with District Staff, Urbanica, and the SHPO as necessary to address those comments. Given the nature of the SHPO's preliminary feedback, these comments should be able to be addressed administratively.

Summary of the Design Review Process

Utile and the I-195 Redevelopment District Design Review Panel met on November 27, 2023 to review the Final Plan Application materials provided by Urbanica for their proposed development on Parcel 2. The same group met on May 8, 2023 and again on July 7, 2023 to review the Concept Plan Application materials. The consolidated feedback of the Panel on Phase 2 was provided to the developer as a memo on July 13, 2023.

Architecture & Planning	116 Kingston St. Boston, MA 02111	110 Union St. Providence, RI 02803	(617) 423-7200 utile@design.com
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Waiver

We recommend approving the requested waiver described below, based on satisfactory further development of the site plan design:

1. Minimum First Story Height (Table 2.3-1) - the requested reduction from the 18' minimum ground floor height required under the original Development Plan to 14' for the south building is generally consistent with revisions adopted under the 2023 Development Plan (which requires a first story height of 15' for non-residential and 12' for residential uses), and is further justified by the need to balance first story height with overall building height given community sensitivity to height at this location.

Conditions for Final Plan Approval

1. Additional refinements to the design of the stepped landscape wall along the edge of the Water Street sidewalk are required:
 - a. More study is required of the relationship between the stepped wall and the stairs and ramp. As shown in the latest drawings (submitted to the District staff after the Design Review Panel review), both the ramp and stairs are framed by a taller wall rather than stepped walls along the rest of the sidewalk. This means that the stairs and ramp are not visible to pedestrians walking north or south along the sidewalk on the east side of the Water Street sidewalk until they are immediately in front of them. As a result, the tall planters around the stairs and ramp should be pulled back so the access points to the plaza level are more visible from more locations.
 - b. A planting plan is required for the new stepped wall configuration so the overall scale and character of the sidewalk edge can be better understood.
2. The latest drawings from the proponent show a new shop window facing the South Water Street sidewalk in the northernmost retail space. This is a positive change. The Design Review Panels would also like Urbanica to consider additional revisions to this corner to provide a more welcoming pedestrian experience:
 - a. Consider eliminating the adjacent exterior single-run stair that connects the sidewalk level with elevation of the plaza over the subterranean parking (at approximately the elevation of South Main Street).
 - b. Consider transforming the walkway leading from the stairs to the plaza into private balconies for the adjacent units.
3. The Design Review Panel is generally receptive to the landscape plan of the plaza/South Main Street level, which includes a walkway bordered by curved

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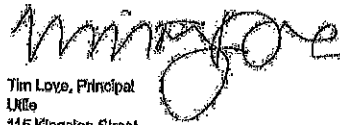
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walls that define mounded areas that provide enough soil depth of small trees. Additional information is required to fully assess the functionality and character of the space:

- a. Provide a drawing which clarifies which of the landscape borders are tall enough to function as seat walls.
 - b. Provide a drawing that more clearly shows the relationship between interior spaces and the location of the mounded areas vs. exterior paving.
 - c. Provide a diagram that demonstrates the amount of solar exposure (across different times of the day and year) of the different landscape areas and the suitability of the plantings for these varied conditions. This is especially important to understand on the south side of the plaza, since those planters won't receive direct sunlight for most of the year.
4. The Design Review Panel supports the change in exterior cladding from terracotta shingles to dimensional brick, but recommends a few additional adjustments to make all of the architectural elements work better together as an ensemble.
- a. While the canopy design at the entrances to the residential units along South Main Street looked appropriate when the elevations were clad with high-textured terracotta, they now look too heavy-handed. The depth of the structural elements should be reduced and the connection details should be more elegant.
 - b. For the same reason, the rhythm and pattern of the vertical battens in the "wood-look" facade panels should be simplified slightly.

Please do not hesitate to reach out if you have questions or would like additional information.

Regards,



Tim Love, Principal
utlle
116 Kingston Street
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EXHIBIT B

SHPO LETTER

STATE OF RHODE ISLAND



HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

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15 December 2023

Via email: eskuncik@195district.com

Caroline Skuncik
Executive Director
I-195 Redevelopment District
225 Dyer Street, 4th Floor
Providence, Rhode Island 02903

Re: I-195 Redevelopment District "Final Plan Submission" Review
I-195 Redevelopment District Parcel 2
Providence, Rhode Island

Dear Ms. Skuncik:

Staff of the Rhode Island Historical Preservation and Heritage Commission (RHIPHC) have reviewed the "Final Plan Submission for Parcel 2" and additional materials that we requested, all provided to the I-195 Redevelopment District Commission by Urbanica. The materials that we have reviewed include:

- "Final Plan – Landscape Plan" dated 11/6/2023
- "Final Plan – Exterior Material Palette" dated 11/6/2023
- 13 renderings dated 11/6/2023
- "Final Plan – Program" dated 11/17/2023
- "Final Plan – Landscape Plan" dated 11/17/2023
- "Final Plan – Garage Parking Plan" dated 11/17/2023
- "Final Plan – Ground Floor Plan" dated 11/17/2023
- "Final Plan – Mezzanine Floor Plan" dated 11/17/2023
- "Final Plan – Second Floor Plan" dated 11/17/2023
- "Final Plan – Third Floor Plan" dated 11/17/2023
- "Final Plan – Fourth Floor Plan" dated 11/17/2023
- "Final Plan – Fifth Floor Plan" dated 11/17/2023
- "Final Plan – Sixth Floor Plan" dated 11/17/2023
- "Final Plan – Roof Floor Plan" dated 11/17/2023
- "Final Plan – Elevations" dated 11/17/2023
- "Final Plan – Exterior Material Palette" dated 11/17/2023
- 13 renderings dated 11/17/2023

You submitted updated materials to our office on December 4th. We have not had the opportunity to discuss these materials, though we understand that the changes included in them do not significantly affect the overall design of the project. We will provide comments on these revised plans in the coming weeks.

We previously reviewed multiple massing studies for this development, ultimately offering our opinion that the "3-4-5-6 Story Scheme" is the best of those proposed. We maintain this opinion. The November 2023 designs utilize this massing scheme. It is worth noting that the heights of the masses of the north building have changed slightly since our previous review. On the north building, three-story sections were at 39 feet and are now at 40 feet to the roof; four-story sections were at 49 feet and are now at 50 feet to

B-1

the roof; and five-story sections were at 59 feet and are now at 60 feet to the roof. The taller, south building retains its five-story height at 56 feet to the roof and its six-story height of 66 feet to the roof.

We have the following comments on the designs that we received on November 6 and 17, 2023:

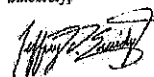
- The rhythm of the design provided by banding and pilasters and the scale of these elements are appropriate for the context of this area of the College Hill Historic District. However, the space between these elements strikes us as too busy and fragmented. The layout of elements between the banding and pilasters should be simplified further.
- We believe that there are too many exterior materials proposed for use on each building. Decreasing the variety of materials will also help to simplify the elevations.
- While it is difficult to judge from renderings, our initial reaction is to refrain from using dark grey brick. If grey is the preferred color, a lighter tone may be found to be more appropriate. We will need to review samples of these materials to make a more informed determination.
- The north end of the east wall of the north building is presented in the renderings as a blank brick wall. This will be a visually prominent elevation. We believe that it should be fenestrated, possibly with punched windows to the scale of those of the adjacent Tillinghast House.

As stated above, we have not reviewed the designs submitted on December 4. We also are awaiting comments on the November and December designs from the consulting parties to this review and may receive more public comments resulting from the December 13th RHPHC meeting. We will address all of these in a response in the coming weeks.

Overall, we believe that the design continues to progress in a positive direction. We appreciate the continued efforts of the I95 Commission and Urbanica and look forward to continued consultation on this important project.

These comments are provided in accordance with Section 106 of the National Historic Preservation Act. If you have any questions, please contact me directly at 401-222-4134 or jeffrey.emidy@preservation.ri.gov.

Sincerely,



Jeffrey D. Emidy
Executive Director
State Historic Preservation Officer

C (all by email):

Peter Eihartle, I-195 Redevelopment District
Vincent Buonanno, President, Mile of History Association
Liz Rollins Mauran, Vice President, Mile of History Association
Stephen Melzger

281216.04jdo

EXHIBIT C

Parcel 2 – Waiver

I-195 REDEVELOPMENT DISTRICT

**RESOLUTION REGARDING APPROVAL OF MINIMUM FIRST STORY HEIGHT WAIVER
FOR PARCEL 2**

December 20, 2023

WHEREAS: Pursuant to the Rhode Island Special Economic Development District Enabling Act (the “SEDD Act”), the Commission is charged with approving all plans for development within the I-195 Redevelopment District; and

WHEREAS: Pursuant to the SEDD Act, the Commission adopted a Development Plan on May 20, 2020 (the “2020 Development Plan”) applicable to construction with the I-195 Redevelopment District which 2020 Development Plan has been superseded by a Development Plan adopted by the Commission on September 20, 2023 (the “2023 Development Plan”); and

WHEREAS: Collage Development LLC (“Collage”), the proposed purchaser of Parcel 2, began the design review process under the 2020 Development Plan; and

WHEREAS: The Commission has received a design review application from Collage in which Collage requests a waiver from the provisions of *Section 2.3, Table 2.3-1* of the 2020 Development Plan with respect to minimum first story height for a non-residential use (the “Waiver”), such Waiver not being necessary under the 2023 Development Plan; and

WHEREAS: Utile, Inc. (“Utile”), the District’s design consultant, has determined that the Waiver is appropriate and has recommended by letter dated December 15, 2023, a copy of which letter is attached hereto as Exhibit A and is incorporated herein by reference (the “Utile Letter”) that the District grant the Waiver; and

WHEREAS: At a public hearing held this date, following publication and notice to abutters as required by applicable law, the Commission heard a presentation by Utile with respect to the Waiver.

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

RESOLVED: That the District hereby (a) finds that, given the geography of Parcel 2, enforcement of the minimum first story height regulations for a non-residential use contained in the 2020 Development Plan would preclude the full enjoyment by the owner of a permitted use and amount to more than a mere inconvenience, (b) adopts the recommendations contained in the Utile letter with respect to the Waiver and (c) grants the Waiver.

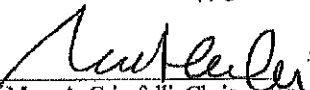

Marc A. Crisafulli, Chairperson
December 20, 2023

EXHIBIT A
UTILLE LETTER

December 16, 2023

utille

Caroline Skunko, Executive Director
I-195 Redevelopment District Commission
225 Dyer Street, Fourth Floor,
Providence, RI 02903

RE: Parcel 2 Final Plan Approval Recommendation

Design Review Panel Contributors:

- Craig Barton, Design Review Panel
- Emily Vogler, Design Review Panel
- Jack Ryan, Design Review Panel
- Tim Love, Utille
- Kevin Chong, Utille

Dear Caroline,

Utille, the I-195 Redevelopment District's Urban Design and Planning consultant, recommends that the Commission grant Final Plan Approval for the Urbanica proposal for Parcel 2, with the conditions outlined below. The Urbanica team has addressed all the major comments from prior iterations and has acknowledged and committed to addressing the remaining design review concerns, which can be resolved before the construction documents are issued and reviewed by the District staff and Utille.

Utille further understands that the State Historic Preservation Officer (SHPO) may have additional comments on the Final Plan submission, and will work with District Staff, Urbanica, and the SHPO as necessary to address those comments. Given the nature of the SHPO's preliminary feedback, these comments should be able to be addressed administratively.

Summary of the Design Review Process

Utille and the I-195 Redevelopment District Design Review Panel met on November 27, 2023 to review the Final Plan Application materials provided by Urbanica for their proposed development on Parcel 2. The same group met on May 9, 2023 and again on July 7, 2023 to review the Concept Plan Application materials. The consolidated feedback of the Panel on Phase 2 was provided to the developer as a memo on July 13, 2023.

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utile

Waivers

We recommend approving the requested waiver described below, based on satisfactory further development of the site plan design:

1. Minimum First Story Height (Table 2.3-1) - the requested reduction from the 18' minimum ground floor height required under the original Development Plan to 14' for the south building is generally consistent with revisions adopted under the 2023 Development Plan (which requires a first story height of 15' for non-residential and 12' for residential uses), and is further justified by the need to balance first story height with overall building height given community sensitivity to height at this location.

Conditions for Final Plan Approval

1. Additional refinements to the design of the stepped landscape wall along the the edge of the Water Street sidewalk are required:
 - a. More study is required of the relationship between the stepped wall and the stairs and ramp. As shown in the latest drawings (submitted to the District staff after the Design Review Panel review), both the ramp and stair are framed by a taller wall rather than stepped walls along the rest of the sidewalk. This means that the stair and ramp are not visible to pedestrians walking north or south along the sidewalk on the east side of the Water Street sidewalk until they are immediately in front of them. As a result, the tall planters around the stair and ramp should be peeled back so the access points to the plaza level are more visible from more locations.
 - b. A planting plan is required for the new stepped wall configuration so the overall scale and character of the sidewalk edge can be better understood.
2. The latest drawings from the proponent show a new shop window facing the South Water Street sidewalk in the northernmost retail space. This is a positive change. The Design Review Panels would also like Urbanica to consider additional revisions to this corner to provide a more welcoming pedestrian experience:
 - a. Consider eliminating the adjacent exterior single-run stair that connects the sidewalk level with elevation of the plinth over the subsurface parking (at approximately the elevation of South Main Street).
 - b. Consider transforming the walkway leading from the stair to the plaza into private balconies for the adjacent units.
3. The Design Review Panel is generally receptive to the landscape plan of the plaza/South Main Street level, which includes a walkway bordered by curved

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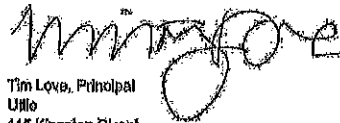
utile

walls that define mounded areas that provide enough soil depth of small trees. Additional information is required to fully assess the functionality and character of the space:

- a. Provide a drawing which clarifies which of the landscape borders are tall enough to function as heat walls.
 - b. Provide a drawing that more clearly shows the relationship between interior spaces and the location of the mounded areas vs. exterior paving.
 - c. Provide a diagram that demonstrates the amount of solar exposure (across different times of the day and year) of the different landscape areas and the suitability of the plantings for these varied conditions. This is especially important to understand on the south side of the plaza, since these planters won't receive direct sunlight for most of the year.
4. The Design Review Panel supports the change in exterior cladding from terracotta shingles to dimensional brick, but recommends a few additional adjustments to make all of the architectural elements work better together as an ensemble.
- a. While the canopy design at the entrances to the residential units along South Main Street looked appropriate when the elevations were clad with high-textured terra-cotta, they now look too heavy-handed. The depth of the structural elements should be reduced and the connector details should be more elegant.
 - b. For the same reason, the rhythm and pattern of the vertical battens in the "wood-look" facade panels should be simplified slightly.

Please do not hesitate to reach out if you have questions or would like additional information.

Regards,



Tim Love, Principal
Ullie
116 Kingston Street
Boston, MA 02111

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ullie@ustat.com

EXHIBIT D

Park Pavilion – Final Plan Approval

I-195 REDEVELOPMENT DISTRICT

Resolution Re: Final Plan Approval
For Proposed Park Pavilion

December 20, 2023

- WHEREAS:** By Resolution dated August 16, 2023 (the “Concept Plan Resolution”), the Commission granted to I-195 Redevelopment District (“Applicant”), in accordance with the requirements of the District’s Development Plan (the “Development Plan”), Concept Plan Approval of a Concept Plan for a proposed project consisting of an approximately 3,500 square foot pavilion to be built in 195 District Park (the “Proposed Project”); and
- WHEREAS:** The Commission’s Concept Plan Approval was subject to and contingent upon satisfaction by Applicant of the conditions set forth in the August 11, 2023 letter to the Commission of Utile Design, Inc. (“Utile”), the Commission’s design consultant, a copy of which letter is attached to the Concept Plan Resolution; and
- WHEREAS:** The Commission has received an application from Applicant in accordance with the requirements of the Development Plan for Final Plan Approval of the development plan for the Proposed Project; and
- WHEREAS:** At its meeting this date, the Commission received presentations by (a) Architecture Resource Office (“ARO”) with respect to the Final Plan for the Proposed Project; and (b) Utile which had reviewed the Proposed Project with the Commission’s design review panel; and
- WHEREAS:** The Executive Director noted that Applicant has satisfied the conditions set forth in Utile’s August 11, 2023 letter; and
- WHEREAS:** The Commission invited comments from the neighborhood design representatives and the public with respect to the Final Plan for the Proposed Project; two representatives of the Jewelry District Association spoke; and
- WHEREAS:** By letter to the Commission dated December 1, 2023 (the “Utile Letter”), a copy of which is attached hereto as Exhibit A, Utile has recommended the Final Plan be approved, subject to satisfaction by Applicant of those conditions set forth in the Utile Letter; and
- WHEREAS:** As required by the Development Plan, pursuant to letter dated December 4, 2023, a copy of which is attached hereto as Exhibit B, the State Historic Preservation Officer (“SHPO”) has approved the Final Plan for the Proposed Project; and

WHEREAS: The Commission, having considered the presentations of ARO and Utile, and the recommendation of Utile with respect to the Final Plan, and having received the approval of the SHPO, has determined that the Final Plan satisfies the requirements for Final Plan Approval as set forth in the Development Plan.

NOW, THEREFORE, it is:

VOTED: That the Commission approves the Final Plan for the Proposed Project as submitted and hereby issues Final Plan Approval to Applicant; and

VOTED: That, subject to (a) satisfaction by Applicant of the conditions set forth in the Utile Letter, (b) review and approval of final plans for the Proposed Project to insure conformity with the Final Plan, and (c) receipt of a construction management plan satisfactory to the Commission, each of the Chairperson and Executive Director, in his or her individual capacity be, and each hereby is, authorized to execute and deliver to Applicant a Certificate of Final Plan Approval in accordance with the provisions of the Development Plan.



Marc A. Crisafulli, Chairperson
December 20, 2023

EXHIBIT A
UTILE LETTER

December 1, 2023

utile

Caroline Skunck, Executive Director
1-196 Redevelopment District Commission
225 Dyer Street, Fourth Floor,
Providence, RI 02903

RE: Pavilion Final Plan Approval Recommendation

Design Review Panel Contributors:

- Craig Barton, Design Review Panel
- Emily Vogler, Design Review Panel
- Jack Ryan, Design Review Panel
- Tim Love, Ullie
- Kevin Chong, Ullie

Dear Caroline,

Ullie, the 1-196 Redevelopment District's Urban Design and Planning consultant, recommends that the Commission grant Final Plan Approval for the Architecture Research Office's (ARO's) proposal for the 186 District Park Pavilion, with the conditions outlined below. The ARO team has addressed all the major comments from prior memos and has acknowledged and committed to addressing the remaining design review concerns, which can be resolved before the construction documents are issued and reviewed by the District itself and Ullie.

Summary of the Design Review Process

Ullie and the 1-196 Redevelopment District Design Review Panel met on November 27, 2023 to review the Final Plan Application materials provided by ARO for the proposed Park Pavilion. The same group previously met on July 7, 2023 to review the Concept Plan Application materials. The consolidated feedback of the Panel was provided to the developer as a memo on July 10, 2023. Additionally, Ullie reviewed the revised design, presentation, and memo prepared by ARO on August 9, 2023.

Conditions for Final Plan Approval

1. The Design Review Panel supports the landscape plan, including the location and configuration of planting areas, ground plane materials, and seating. The design team should integrate the proposed placement of trees, as part of the pavilion project, within a larger concept for the placement of trees in the park in areas near the pavilion. One specific recommendation is to add additional

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utilize

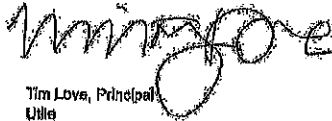
trees on the north side of the Elbow Street path so that the single tree located within the seating area, and planted directly in the stone dust, is part of a larger loosely-organized group of trees.

- a. The same rationale should be applied to the trees on the west side of the pavilion, near the entrance to the restrooms, as well.
2. The Design Review Panel supports the design intent of using stone dust in targeted areas around the pavilion because it softens the ground plane in an area that is dominated by concrete paving. Despite these aesthetic and tactile benefits, there are some operational issues that should be considered:
- a. The proposed moveable planters, used to separate areas where alcohol is served, will disturb the stone dust when relocated.
 - b. Likewise the moveable exterior tables and chairs proposed for the restaurant and public seating areas will have an impact on the stability of the stone dust.

Given these concerns, ARO and District should explore alternatives to stone dust.

Please do not hesitate to reach out if you have questions or would like additional information.

Regards,



Tim Lova, Principal
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B-2

EXHIBIT B

SHPO LETTER

STATE OF RHODE ISLAND



HISTORICAL PRESERVATION & HERITAGE COMMISSION

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4 December 2023

Via email: cskuncik@195district.com

Caroline Skuncik
Executive Director
I-195 Redevelopment District
225 Dyer Street, 4th Floor
Providence, Rhode Island 02903

Re: I-195 District Park
Pavilion Proposal
Providence, Rhode Island

Dear Ms. Skuncik:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the concept plan submission that your office provided for the pavilion at the I-195 District Park, on the west side of the Providence River. The materials that were sent to us include a site plan and elevation perspectives for the proposed building. They are referenced as being from the "Architecture Research Office," but are not dated.

The park parcel is not listed in nor considered to be eligible for listing in the National or State Registers of Historic Places. The closest historic properties are the Downtown Providence Historic District to the north and northwest, the College Hill Historic District, across the river to the east, and South Street Station, on Eddy Street to the south of the park.

Based on our review of the submitted materials, it is the conclusion of the RIHPHC that the construction of the proposed pavilion in the I-195 District Park will have no effect on historic resources.

These comments are provided in accordance with Section 106 of the National Historic Preservation Act. If you have any questions, please contact me at jeffrey.emidy@preservation.ri.gov or 222-4134.

Sincerely,

Handwritten signature of Jeffrey D. Emidy in blue ink.

Jeffrey D. Emidy
Executive Director
State Historic Preservation Officer

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EXHIBIT E

Parcel 34 – Concept Plan Approval

I-195 REDEVELOPMENT DISTRICT

Resolution Re: Concept Plan Approval
For Proposed Project On a Portion of Parcel 34

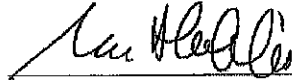
December 20, 2023

- WHEREAS:** The District has entered into a Land Swap Agreement (the “Agreement”) with PEBB 41 Bassett Providence, LLC (“Pebb”) dated July 17, 2023, pursuant to which the District has agreed to convey to Pebb a portion of Parcel 34 (the “Portion”) in exchange for conveyance by Pebb to the District of a portion of Pebb property adjacent to Parcel 34; and
- WHEREAS:** The Commission has received an application (the “Application”) from Pebb in accordance with the requirements of the District’s Development Plan (the “Development Plan”) for Concept Plan Approval of a Concept Plan for a proposed project consisting of (a) approximately 138 residential units, (b) approximately 3,500 square feet of retail space, and (c) associated parking to be built partially on the Portion and partially on other land of Pebb adjacent to the Portion (the “Proposed Project”); and
- WHEREAS:** The Commission’s design review panel has reviewed the Application and has made certain recommendations to Pebb outlined in the letter of Utile Design, Inc. (“Utile”), the Commission’s design consultant, to the Commission dated December 15, 2023 (the “Utile Letter”), a copy of which is attached hereto as Exhibit A; and
- WHEREAS:** At its meeting this date, the Commission received a presentation by Utile with respect to the Concept Plan for the Proposed Project and noted that the Concept Plan has been approved by the Downtown Design Review Committee of the City of Providence; and
- WHEREAS:** The Commission invited comments from the public with respect to the Concept Plan for the Proposed Project but none were offered; and
- WHEREAS:** Utile has recommended that the Concept Plan be approved, subject to certain conditions set forth in the Utile Letter; and
- WHEREAS:** The Commission, having considered the presentations of Pebb and Utile with respect to the Concept Plan, has determined that Concept Plan satisfies the requirements for Concept Plan Approval as set forth in the Development Plan.

NOW, THEREFORE, it is:

VOTED:

That the Commission approves the Concept Plan as submitted and hereby issues Concept Plan Approval to Pebb, subject to and contingent upon the conditions set forth in the Utile Letter. No rights to proceed with the Proposed Project shall be treated as vested under this Concept Plan Approval.



Marc A. Crisafulli, Chairperson
December 20, 2023

EXHIBIT A

UTILE LETTER

December 15, 2023

utile

Caroline Skunck, Executive Director
1-195 Redevelopment District Commission
225 Dyer Street, Fourth Floor,
Providence, RI 02903

RE: Parcel 34 Concept Plan Design Review Panel Recommendation

Design Review Panel Contributors:

- Craig Barton, Design Review Panel
- Emily Vogler, Design Review Panel
- Jack Ryan, Design Review Panel
- Tim Love, ULLS
- Kevin Cheng, ULLS

Dear Caroline,

Utile and the 1-195 Redevelopment District Design Review Panel convened on November 27, 2023 to review and discuss the architectural drawings and building program information provided by Pebb Capital for their proposed mixed-use development on a portion of Parcel 34 and abutting parcels.

Because a portion of the project is on District land, that portion is subject to the District's Development Plan and design review process. The City has jurisdiction for the remainder of the project and the City's Downtown Design Review Committee (DDRC) has granted the project Concept Plan Approval.

Based on the benefits to the District of developing this portion of Parcel 34 and its abutting property, ULLS and the Design Review Panel recommend that the Commission approve the concept design with the conditions outlined below.

Recommended Conditions for Approval

The Design Review Panel recommends that the following issues be addressed during the development of the design and before final design approval:

1. ~~DDRC Final Plan Approval~~: The project should secure Final Plan Approval from the DDRC.
2. ~~Issues of Zero Lot Line Development~~: Clarify the zero-lot-line facade design intent on the southwest facade facing the remainder of District Parcel 34. Zero lot line buildings are permitted, but openings on zero lot line facades facing the District parcel are not permitted. Currently, openings are not

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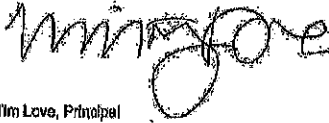
utile

depicted on the facade abutting District Parcel 64 in the provided plans, but they are shown in the render titled "South West Facade from Bassett Street".

3. **Retaining Wall Treatment:** Clarify the treatment of the retaining wall next to the below-grade parking garage entrance. Specifically, clarify if any railing, fencing, or additional screening treatment will be used above that wall and provide examples of the envisioned treatment.
4. **Building Facade Color Palette:** Study neighborhood brick colors and provide diagrams to illustrate the urban design logic around the proposed color palette of the building facades. The proposed beige and warm gray color palette gives the building an institutional rather than a residential character.

Please do not hesitate to reach out if you have questions or would like additional information.

Regards,



Tim Love, Principal
Utile
115 Kingston Street
Boston, MA 02111

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Providence, RI 02903

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EXHIBIT F

**I-195 REDEVELOPMENT DISTRICT
RESOLUTION REGARDING HUMAN RESOURCES MANUAL**

December 20, 2023

VOTED: That the updates to the Human Resources Manual of the District as presented to, and reviewed by, the Commissioners this date, be and hereby are approved and adopted.