

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION

PUBLIC SESSION

JULY 24, 2024

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Wednesday, July 24, 2024, 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: Dr. Barrett Bready serving as Acting Vice Chairperson, Mr. Robert McCann, Ms. Sandra Smith, Mr. Vincent Masino, Ms. Mindy Penney, and ex-officio board member Mr. Joseph Mulligan.

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 Chairperson Marc Crisafulli and ex-officio board member Ms. Liz Tanner.

Dr. Bready noted that in the absence of Chairperson Crisafulli, he had been designated as Vice Chairperson for the meeting. Vice Chairperson Bready called the meeting to order at 5:00 P.M.

1. PUBLIC COMMENT SESSION.

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

2. REVIEW AND APPROVAL OF THE MINUTES OF THE COMMISSION MEETING HELD ON JUNE 11, 2024.

Dr. Bready stated that the minutes of the June 11, 2024, meeting had been distributed to the Commissioners and asked if there were any comments or corrections.

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

VOTED: To approve the minutes of the Commission meeting held on June 11, 2024.

Voting in favor of the foregoing were: Dr. Bready, Ms. Penney, Ms. Smith, Mr. McCann, and Mr. Masino.

Voting against the foregoing were: None.

3. EXECUTIVE DIRECTOR'S REPORT ON DISTRICT ACTIVITIES.

Ms. Skuncik provided an update on projects under construction in the District including 150 Richmond and the first phase of Parcel 9. She also stated that there has been significant developer interest in the Parcel 5 RFP. The report continued with an overview of happenings in District Park including that there has been a substantial increase in attendance for various events and regular visits. Ms. Skuncik noted that the pop-up programming plan has been underway and that programming revenue which funds the Call for Curators grant program and general park operations, is ahead of the projected revenue targets. She updated the Commissioners on several new public art installations that had been installed over the last month including a mural on the second shipping container, a utility box mural, a temporary installation by Lumuku, and "Mother and Child" has been permanently relocated from Parcel 34 to the park. Ms. Skuncik concluded her report informing Commissioners that she and Chairperson Crisafulli provided a tour of the District to Congressman Amo.

Discussion continued on the mambo event in the park and the park's overall success.

4. PRESENTATION BY UTILE, INC. REGARDING THE UPDATES TO THE APPLICATION BY CV DYER STREET LLC FOR CONCEPT PLAN APPROVAL FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PARCELS 14 AND 15.

Ms. Skuncik provided a short overview of the proposed development on Parcels 14 and 15. She explained that this was the first of a three-phase project with a full build-out of approximately 500,000 SF spanning both City and District land, therefore this project is subject to review by both jurisdictions. She explained that the design will be going back to the Downtown Design Review Committee in the coming weeks following this Commission meeting and that the design reflects feedback from the first meetings of both reviewing authorities. She stated that two members of the public had submitted comments which had been distributed to the Commissioners. She then explained that the conditions outlined in the draft resolution and memo are not conditions related to the concept plan and that they would be addressed in final plan.

Tim Love of Utile, Inc. used a Power Point presentation to present the recommendations from the design review panel. He provided an overview of the design changes since the previous Commission meeting presentation including the site plan at ground level, site plan at the typical residential level, site plan at the ground level. The presentation also included comments on the color palette, windows, mullions, and balconies, comments on base materiality and the lobby entrance, a recommendation to make the retail space more attractive, recommended landscape and hardscape adjustments along Peck Street, comments regarding plantings between the restaurant terrace and sidewalk, comments regarding the bike room access and interim mid-block condition, and recommended conditions for approval. He concluded with his recommendation for concept plan approval.

There was no further discussion.

5. VOTE TO CONSIDER THE APPLICATION BY CV DYER STREET LLC FOR CONCEPT PLAN APPROVAL FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PARCELS 14 AND 15.

Dr. Bready and Ms. Smith stated they would be recusing themselves from the vote. Ms. Skuncik stated a draft resolution had been circulated in advance and read the resolved language in the draft resolution.

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 concept plan approval for proposed project on District Parcels 14 and 15 (a copy of is attached hereto as Exhibit A), be, and it hereby, is adopted and approved.

Voting in favor of the foregoing were: Ms. Penney, Mr. McCann, and Mr. Masino.

Voting against the foregoing were: None.

Dr. Bready and Ms. Smith recused.

6. DISCUSSION AND VOTE REGARDING THE SELECTION OF A GENERAL CONTRACTOR FOR THE CONSTRUCTION OF THE 195 DISTRICT PARK PAVILION.

Ms. Skuncik provided background on the pavilion project and an overview of the process to select the general contractor for the construction of the pavilion to be located in 195 District Park. She stated that following the issuance of a Request for Proposals, Shawmut Construction received the highest score from the designated proposal reviewers. She then summarized the key terms that were included as an exhibit in the draft resolution circulated to Commissioners prior to the meeting.

Discussion continued on the other possible contractor, the scoring metrics, Shawmut's qualifications, experiences working with Shawmut, and the size and scope of the project.

Dr. Bready read the resolved language and requested a vote. Upon motion made by Mr. Masino and seconded by Ms. Smith, the following vote was adopted:

VOTED: That the Resolution regarding pavilion construction contract (a copy of is attached hereto as Exhibit B), be, and it hereby, is adopted and approved.

Voting in favor of the foregoing were: Dr. Bready, Ms. Smith, Mr. McCann, Ms. Penney, and Mr. Masino.

Voting against the foregoing were: None.

7. EXECUTIVE SESSION

Dr. Bready stated that pursuant to the notice of the meeting, the Commission would go into Executive Session for discussion regarding the purchase and sale of District real estate and

discussion and vote regarding the investment of funds from the I-195 Redevelopment Project Fund.

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), to discuss matters relating to (a) the purchase, sale, exchange, lease, or value of real property 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 party to the negotiations and (b) the investment of the I-195 Redevelopment Project Fund where premature disclosure would adversely affect the public interest.

Voting by roll call in favor of the foregoing were: Ms. Penney, Mr. Masino, Ms. Smith, Mr. McCann, and Dr. Bready.

Voting against the foregoing were: None.

Commissioners and District staff entered into Closed Session at 5:24 P.M.

The Public Session was reconvened at 5:45 P.M.

Dr. Bready reported that the discussion in the Executive Session was confined to review and discussion of proposals regarding the purchase and sale of District real estate and the investment of funds from the I-195 Redevelopment Project Fund. A vote was taken with respect to the investment of the I-195 Redevelopment Project Fund, the terms of which vote will be made public when disclosure will no longer adversely affect the public interest. Additionally, the Commission voted to end the Executive Session, maintain the Executive Session minutes and reconvene the Public Session

Upon motion duly made by Ms. Smith, 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 by roll call in favor of the foregoing were: Dr. Bready, Mr. Masino, Ms. Penney, Ms. Smith, and Mr. McCann.

Voting against the foregoing were: None

9. DISCUSSION AND VOTE REGARDING THE FISCAL YEAR 2025 DISTRICT BUDGET.

Ms. Skuncik stated that a draft fiscal year 2025 budget was circulated and placed on the District website prior to the meeting. She asked if there were any questions.

Discussion continued on the increase expenses related to park personnel, the impact of the pavilion on the budget, park revenue sources, and the importance of investment in park programming.

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 FY 2025 District budget (a copy of is attached hereto as Exhibit C), be, and it hereby, is adopted and approved.

Voting in favor of the foregoing were: Dr. Bready, Ms. Smith, Mr. Masino, Ms. Penney, and Mr. Masino.

Voting against the foregoing were: None.

10. 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: Dr. Bready, Mr. McCann, Ms. Smith, Ms. Penney, and Mr. Masino.

Voting against the foregoing were: None.

The meeting was adjourned at 5:53 P.M.



Marc Crisafulli, Chairperson

EXHIBIT A

Parcels 14 and 15 – Concept Plan Approval

I-195 REDEVELOPMENT DISTRICT

Resolution Re: Concept Plan Approval
For Proposed Project On District Parcels 14 and 15

July 24, 2024

- WHEREAS:** The District has entered into a Purchase and Sale Agreement (the “Agreement”) with CV Dyer Street LLC (“CV”) dated December 29, 2023, pursuant to which the District has agreed to convey to CV Parcels 14 and 15 (the “Parcels”) for a purchase price of \$600,000; and
- WHEREAS:** The Commission has received an application (the “Application”) from CV 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 180 residential units and (b) associated parking to be built partially on the Parcels and partially on other land to be owned or leased by CV adjacent to the Parcels (the “Proposed Project”); and
- WHEREAS:** At the Commission meeting held on May 15, 2024, CV presented its Concept Plan, Utile Design, Inc. (“Utile”), the Commission’s design consultant presented its recommendations regarding the Concept Plan and public comment was taken; and
- WHEREAS:** Following the meeting of May 15, CV has revised its Concept Plan and has submitted to the Commission a revised Application (the “Revised Application”) for Concept Plan Approval; and
- WHEREAS:** The Commission’s design review panel has reviewed the revised Application and has made certain recommendations to CV outlined in the letter of Utile to the Commission dated July 11, 2024 (the “Utile Letter”) regarding the revised Concept Plan, 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 revised Concept Plan for the Proposed Project ;and
- WHEREAS:** Utile has recommended that the revised Concept Plan be approved, subject to certain conditions set forth in the Utile Letter; and
- WHEREAS:** The Commission, having considered the presentation of Utile with respect to the revised Concept Plan, has determined that the revised 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 revised Concept Plan as submitted and hereby issues Concept Plan Approval to CV, 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~~
July 24, 2024 Barrett Drecty

EXHIBIT A
UTILE LETTER

July 11, 2024

utile

Caroline Skunk
Executive Director
J-186 Redevelopment District
225 Dyer Street, Fourth Floor,
Providence, RI 02903

RE: Parcels 14 & 15 Concept Plan Approval Recommendation

Design Review Panel Contributors:

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

Dear Caroline,

A meeting was convened on July 11, 2024 that included Emily Vogler and Jack Ryan from the Design Review Panel, and Kevin Chong from Utile. Craig Barlow from the Design Review Panel has recused himself from reviewing this project due to his affiliation with Brown University (a portion of the project is on a site owned by Brown that will be ground-leased by the developer). The goal of the meeting was to review the updated concept plan design proposal for Parcels 14 and 15 and provide our recommendation for the upcoming Commission vote. The design submission was prepared by BGA, an architecture firm, and Copley Wolff, a landscape architecture firm, on behalf of CV Properties, the developer.

Utile and the Design Review Panel unanimously agreed to recommend that the Commission approve the Concept Design proposal with the conditions outlined below.

Recommended Conditions for Approval

While several recent targeted design revisions have improved the overall quality of the project, the Design Review Panel recommends that the following issues be addressed during the development of the design and before final design approval.

1. The addition of intermediate mullions to the windows has improved the overall scale and texture of the building and give it a more residential character.
 - a. Despite this welcome change, we strongly encourage the team to use operable windows in all living spaces and bedrooms. This will improve the quality of life of the occupants and will help further animate the facade.

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2. The addition of balconies on the short end of the building, facing the park, are welcome additions because they add more depth and texture to the building and leverage the views from apartments, even if it's only a small percentage of the units.
 - a. Since the balconies are a relatively recent addition to the design, their precise placement lacks refinement. They need to be better-integrated into the facade behind.
3. While the switch from metal panel to brick for the building base (the first two floors of the building) is welcome, the resulting facade lacks depth and detail. As a result, these adjustments should be made:
 - a. Use full dimensional brick to allow for additional brick details that can add texture and shadow. These might include a corbelled or dog tooth pattern in lieu of a flush stacked bond in the band between the first and second floor windows.
 - b. Push back the full-height transom window above the lobby entrance vestibules on both sides of the building by at least 30 inches so brick can be returned the full depth of the stop back. This will make the entrance more legible, reinforce the through-building connection to the future mid-block plaza, and make the brick base look more substantial.
4. In order to better harmonize the color palette of the building, adjust the metal panel color of the penthouse floors so it is a warmer and creamier color that is more similar to the color of the brick base.
5. In order to make the retail space attractive to a restaurant tenant, add several features to the core and shell scope:
 - a. An entrance vestibule at the top of the ramp from Peck Street that partly extends into the plaza and partly pushes into the interior space and clearly signals that it is the front door of a restaurant.
 - b. French doors, accordion doors, or other shopfront treatment that allows for an indoor/outdoor dining experience when the weather is nice. At a minimum, this treatment should be added to the shop front module facing the park that is closest to the river.
6. Redesign the landscape and hardscape between the Peck Street sidewalk and the street-facing entrance to the residential lobby so it is more direct and appropriately scaled. Adjustments include:
 - a. Add a wide flight of stairs that are on axis with the front doors so there is a direct connection between the lobby and the logical pick-up/drop-off location.
 - b. Add an accessible route from the same curbside locations.
 - c. Make other ramps and slopes that lead to the entrance wider and more intuitive relative to pedestrian desire lines.
7. In addition to the comments about the landscape above, the following comments need to be addressed during the next phase of design:
 - a. Select plantings between the restaurant terrace that are low enough to allow for unobstructed views from a seated height to the park. The

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plantings shown in the renderings do not acknowledge this important factor.

- b. Add a slope or ramp that leads directly from the through-block path to the enclosed bike parking area.
- c. Clarify the Interim mid-block condition since the current site plan shows an undifferentiated landscape area and no interim parking behind 200 Dyer Street. The revised site plan should show how the scope of site work will meet any parking that will be located behind the remaining building.

Please do not hesitate to reach out if you have questions or would like additional information on any of these comments.

Regards,



Tim Love, Principal
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EXHIBIT B

I-195 REDEVELOPMENT DISTRICT

RESOLUTION REGARDING PAVILION CONSTRUCTION CONTRACT

July 24, 2024

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 provides that District Parcels P2 and P4 be developed and used "as parks or park supporting activity"; and

WHEREAS: The District proposes to construct a pavilion on a portion of Parcel P4 to provide food service and restroom facilities to the public (the "Pavilion") and has commissioned and received construction plans for the Pavilion; and

WHEREAS: The District has solicited proposals for construction services through a Request for Proposals process and received bids from two construction companies to construct the Pavilion; and

WHEREAS: The District's contractor selection committee has reviewed the proposals and interviewed those two contractors; and

WHEREAS: After review and consideration of the proposals from the two contractors, the District's contractor selection committee has determined that the proposal of Shawmut Design and Construction ("Shawmut") to provide construction services to build the Pavilion best satisfies the goals of the District.

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

RESOLVED: That Shawmut be selected as the contractor for the Pavilion and that the District, acting by and through the Executive Director, enter into contract with Shawmut at fees and on terms set forth on Exhibit A and such other terms as are acceptable to the Executive Director with the concurrence of the Chairperson.

Exhibit A

1.	<u>Project Description</u>	Construction of an approximately 3,200-square foot pavilion containing: <ul style="list-style-type: none">- Food and beverage space to be fitted out by tenants (warm vanilla box provided),- Public restrooms,- Park office space, and- Trash room. The Project will also include installation of new landscaping and hardscaping around the building as well as site improvements and utility upgrades for P4 including drainage infrastructure and upgraded electrical service.
2.	<u>Stipulated Sum:</u>	\$5,964,039.00 including the following allowances: <ul style="list-style-type: none">- Custom Scrim: \$24,000- Utility Consumption: \$30,000- Soil Disposal: \$301,000
3.	<u>Completion Date:</u>	Certificate of Occupancy/Certificate of Completion: May 7, 2025

EXHIBIT C

I-195 REDEVELOPMENT DISTRICT

RESOLUTION REGARDING FY 2025 DISTRICT BUDGET

July 24, 2024

VOTED: That the budget of the District for fiscal year 2025, a copy of which is attached herefo as Exhibit A, be and it hereby is approved and adopted.

