

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION **PUBLIC SESSION** **FEBRUARY 19, 2025**

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Wednesday, February 19, 2025, in Public Session, beginning at 5:00 P.M., at Cambridge Innovation Center, Watch Hill Room, 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, Ms. Mindy Penney, Ms. Sandra Smith, Mr. Vincent Masino, and ex-officio board member Mr. Joseph Mulligan.

Also, present were Ms. Caroline Skuncik, District Executive Director, Ms. Amber Ilcisko, District Director of Operations, Ms. Sarina Conn, District Office Manager, and Mr. Charles F. Rogers and Mr. Adam Millard of Troutman Pepper Locke LLP, legal counsel to the District.

Not present were Chairman Mr. Marc Crisafulli, Commissioner Mr. Robert McCann and ex-officio board member Ms. Elizabeth Tanner.

Dr. Bready stated 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 5:03 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 MEETINGS HELD ON DECEMBER 18, 2024.

Dr. Bready stated that the minutes of the December 18, 2024, meetings had been distributed to the Commissioners and asked if there were any comments or corrections.

Dr. Bready noted the Ms. Penney was listed as absent and present and requested the minutes be updated to reflect her absence.

VOTED: To approve the minutes of the Commission meetings held on December 18, 2025 with the update regarding Ms. Penney's absence.

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

Voting against the foregoing were: None.

3. EXECUTIVE DIRECTOR'S REPORT ON DISTRICT ACTIVITIES.

Ms. Skuncik used a Power Point presentation to present her report focusing on reviewing 2024 in the District. Her presentation included an overview of the District today. She stated that Parcels 8 and 8a are now listed as available because the developer that had those parcels under contract provided notice that they would not be moving forward with its proposed project. Her presentation continued with 2024 development highlights, planning initiatives, business development and community engagement, growing the innovation district, 195 District Park highlights, park improvements and concessions, programming in 195 District Park, public art updates, and park outreach and engagement. Ms. Skuncik concluded her presentation by outlining 2025 priorities. These included opening the park pavilion, completing a five-year strategic plan for the park, continuing to support free, public programming through the Call for Curators and passive programming, and continuing to transition to organic landscaping practices in the park. In the District, priorities include continuing to support the new Rhode Island Life Sciences Hub's efforts to grow the life science cluster in the state, centered in the District, selecting developers for one to two additional parcels, and advancing projects in predevelopment with a goal of one to two groundbreaking.

Discussion continued with appreciation for the District's staff, developer outreach outcomes, milestone numbers, and the status of the Parcel 5 selection.

4. PRESENTATION BY CV DYER LLC REGARDING THE APPLICATION FOR REVISED CONCEPT DESIGN APPROVAL FOR THE PROPOSED DEVELOPMENT ON PARCELS 14 AND 15.

Ms. Skuncik explained that this project has joint design review jurisdiction with the city and that the updated concept design is in response to feedback from City's Downtown Design Review Committee (DDRC). She stated that this design recently went before the DDRC and received positive feedback. She then introduced Dick Galvin of CV Dyer LLC.

Mr. Galvin began with a small update on the Aloft Hotel located on Lot 2 of Parcels 22 and 25, a previously completed project in the District by this development team. He stated that two restaurants were currently under construction to fill the retail spaces. He then reviewed the design review process to date for the proposed development on Parcels 14 and 15 and the changes made since the first concept design approval. He stated that they have met with a variety of stakeholders and have focused on design and constructability for tonight's presentation. He then introduced Mr. John Sullivan of SGA, the project architect.

Mr. Sullivan used a PowerPoint presentation to present the revised concept plan. His presentation included site plans of the residential ground floor access diagram, the typical lower-level floor plan, the typical middle-level floor plan, the residential typical upper-level floor plan, and the level ten amenity space, the phase two full build, and the phase two full build parking. He continued to present the massing concept, material precedents of the brick color, and renderings of the view from across the Providence River during day and night, views from 195

District Park including from the southeast corner and the southwest corner, a view of the northeast corner, the façade design from the east elevation, the façade design of the north and south elevations, the façade design of the detail at the top, the façade detail at the ground floor retail, façade detail at the base and Peck Street entry, the façade design material palette, a site section at the Peck Street entrance, a site section at the Peck Street retail, and the site design precedent images.

Mr. Galvin finished the presentation by discussing the importance of this site and the overall master plan.

Discussion continued with appreciation from the city, the project schedule, the facade material selection, the balance of historic and modern architectural desires in the city, and retail square footage.

5. PRESENTATION BY UTILE, INC. REGARDING THE APPLICATION BY CV DYER STREET LLC FOR REVISED CONCEPT DESIGN APPROVAL FOR THE PROPOSED DEVELOPMENT ON PARCELS 14 AND 15.

Tim Love of Utile, Inc. presented the memorandum issued by Utile regarding the design review panel's revised concept design approval for the proposed project on Parcels 14 and 15. He outlined that design review process to date and the recommended conditions for approval of the revised plan. The recommended conditions for approval included addressing aspects of the massing, the façade design and materiality, the ground plane, and the phasing and site planning with regard to 200 Dyer. He concluded his presentation with a recommendation that the Commission grant revised concept design approval.

There was no further discussion.

6. PUBLIC COMMENT REGARDING THE APPLICATION SUBMITTED BY CV DYER STREET LLC FOR REVISED CONCEPT DESIGN APPROVAL FOR THE PROPOSED DEVELOPMENT ON PARCELS 14 AND 15.

One member of the public provided comment which were in favor of the updated project design.

7. VOTE REGARDING THE APPLICATION SUBMITTED BY CV DYER STREET LLC FOR REVISED CONCEPT DESIGN APPROVAL FOR THE PROPOSED DEVELOPMENT ON PARCELS 14 AND 15.

Dr. Bready and Ms. Smith stated they would be recusing themselves from the vote.

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

VOTED: That the resolution regarding revised 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 and Mr. Masino

Voting against the foregoing were: None.

Dr. Bready and Ms. Smith recused.

8. 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.

Accordingly, upon motion duly made by Ms. Smith and seconded by Mr. Masino, 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 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.

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

Voting against the foregoing were: None.

Commissioners and District staff entered into Closed Session at 5:53 P.M.

The Public Session was reconvened at 6:03 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 that 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. Masino, and seconded by Ms. Penney, 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: Ms. Smith, Ms. Penney, Dr. Bready, and Mr. Masino.

Voting against the foregoing were: None.

9. VOTE TO ADJOURN.

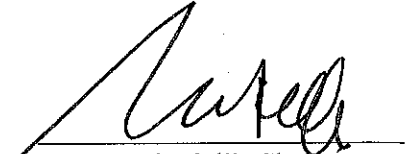
There being no further discussion, upon motion made by Mr. Smith and seconded by Ms. Penney, the following vote was adopted:

VOTED: That the meeting be adjourned.

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

Voting against the foregoing were: None.

The meeting was adjourned at 6:06 P.M.



Marc A. Crisafulli, Chairperson

EXHIBIT A

Parcels 14 and 15 – Revised Concept Plan Approval

I-195 REDEVELOPMENT DISTRICT

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

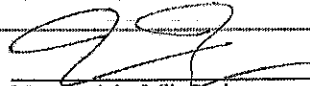
February 19, 2025

- WHEREAS:** The District has entered into a Purchase and Sale Agreement (the “Agreement”) with CV Dyer Street LLC (“CV”) dated December 29, 2023, as amended, pursuant to which the District has agreed to convey to CV District Parcels 14 and 15 (the “Parcels”) for a purchase price of \$600,000; and
- WHEREAS:** By Resolution dated July 24, 2024, the Commission granted Concept Plan Approval, subject to certain conditions, of a Concept Plan submitted by CV 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:** In response to feedback from the City of Providence, CV has revised the Concept Plan for the Proposed Project and has submitted an application to the Commission in accordance with the District’s Development Plan for approval of a revised Concept Plan for the Proposed Project;
- WHEREAS:** At the Commission meeting held on this date, CV presented its revised Concept Plan for the Proposed Project; Utile Design, Inc. (“Utile”), the Commission’s design consultant, presented its recommendations regarding the revised Concept Plan; and public comment was taken; 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 February 11, 2025 (the “Utile Letter”) regarding the revised Concept Plan, a copy of which is attached hereto as Exhibit A; 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~~
February 19, 2025
Barrett Brandy, acting

EXHIBIT A
UTILE LETTER

February 11, 2026

utile

Caroline Skundik
Executive Director
1-19B Redevelopment District
225 Dyer Street, Fourth Floor,
Providence, RI 02903

RE: Parcels 14 & 16-Concept Plan Approval Recommendation

Design Review Panel Contributors:

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

Dear Caroline,

A meeting was convened on January 7, 2026 that included Emily Vogler and Jack Ryan from the Design Review Panel, and Kevin Chong from Ullie. Craig Barton 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 16 and provide our recommendation for the upcoming Commission vote. The design submission was prepared by SCA, an architecture firm, and Copley Wolf, a landscape architecture firm, on behalf of CV Properties, the developer.

Ullie and the Design Review Panel unanimously agreed to recommend that the Commission approve the Concept Design proposal with the conditions outlined below. A more recent set of design application materials were received on January 28, 2026, and any conditions no longer relevant to the latest materials have been removed from the list.

Recommended Conditions for Approval

While several recent targeted design revisions have improved the overall quality of the project, the Design Review Panel recommends addressing the following issues during the design development process and prior to final design approval.

1. Massing
 - a. The interlocking massing logic provides an opportunity for occupiable outdoor amenity spaces for residents. Further studies should explore design options to maximize this potential.

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utile

- b. The interlocking massing feels overly symmetrical, with almost equal heights for the top and bottom halves at both ends of the building. Calibrating the number of stories in each section could improve the visual hierarchy of the massing. For example, providing a base up to three stories on one end of the building that graduates into a six- to seven-story massing could introduce opportunities to incorporate larger windows in the upper massing facing the District Park on one side, and a six- to seven-story lower massing on the other side to reference the scale of the historic buildings.

2. Facade Design and Materiality

- a. The Design Review Panel appreciates the brick detailing and staggered windows in the upper massing, which add visual appeal and help break down the building's scale. However, the lowest row of windows on the overhanging massing appears too close to the ground. Further refinements should reconsider this proportion.
- b. Incorporating operable windows in all living spaces and bedrooms is strongly encouraged as it would improve the quality of life of the occupants and further animate the facade.

3. Ground Plans

- a. The east-facing residential entry conditions are clearly defined by the recessed lobby entrance and access paths. The Park-facing entry to the commercial space should be better emphasized as a community anchor through more significant design features.
- b. The patio facing the District Park should be enlarged to create a more generous space for patrons. Grass slopes could be replaced by retaining walls at the sidewalk to maximize usable outdoor patio areas.

4. Phasing and Site Planning re: 200 Dyer

- a. Part of the existing 200 Dyer building is depicted to be demolished for Phase 1 of the proposed development. However, the lawn depicted between the smaller 200 Dyer building and the proposed building lacks functional value and also occupies existing parking spaces for 200 Dyer. In future iterations, the design team should include an option that retains the footprint of the existing 200 Dyer building and shows additional parking behind 200 Dyer St to better understand the resolution of the site should the existing building remain.

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

Regards,

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