

**I-195 REDEVELOPMENT DISTRICT COMMISSION**

**MEETING OF COMMISSION**  
**PUBLIC SESSION**  
**FEBRUARY 2, 2026**

The I-195 Redevelopment District (the “District”) Commission (the “Commission”) met on Monday, February 2, 2026, 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, Dr. Barrett Bready, Ms. Sandra Smith, Ms. Mindy Penney, 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, Mr. Kevin Rodriguez, District Office Manager, Mr. James Bennett, President and CEO of Rhode Island Commerce Corporation and Mr. Charles F. Rogers and Mr. Adam Millard of Troutman Pepper Locke LLP, legal counsel to the District.

Not present were Commissioner Mr. Robert McCann and ex-officio board member Mr. Stefan Pryor.

Chairperson Crisafulli called the meeting to order at 5:03 P.M. He stated there would be an effort to provide more notice when holding a meeting not listed on the annual meeting calendar.

**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 NOVEMBER 19, 2025.**

Chairperson Crisafulli stated that the minutes of the November 19, 2025 meeting had been distributed to the Commissioners and asked if there were any comments or corrections.

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

VOTED: To approve the minutes of the Commission meetings held on November 19, 2025.

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

Voting against the foregoing were: None.

### **3. EXECUTIVE DIRECTOR'S REPORT.**

Ms. Skuncik provided an update on projects under construction in the District including the completion of the majority of the District's work on the pavilion in 195 District Park and that the building has been turned over to the tenant for their fit-out with an anticipated spring opening. She stated the Ocean State Labs incubator at 150 Richmond received its Certificate of Occupancy and that the second phase of Parcel 9 continued to be on schedule with an anticipated completion mid-year. Ms. Skuncik's report continued with an update on projects in predevelopment including the partnership with the Providence Housing Authority (PHA) on Parcel 41 where the PHA received eight responses to the Request for Qualifications it issued for the redevelopment of Dexter Manor and the construction of a new building on Parcel 41 and a portion of the Dexter Manor site. Ms. Skuncik noted that she is serving on the selection committee, and a developer was expected to be selected in the next month for the project. She stated following the selection the PHA will present at a future Commission meeting, and the Commission will be asked to vote on the purchase and sale agreement for a proposed development on Parcel 41. With regard to 195 District Park, Ms. Skuncik stated that the Call for Curators, Programming, and Art for 2026 was issued.

There was no further discussion.

### **4. PRESENTATION ON THE 195 DISTRICT'S 2025 IMPACT REPORT.**

Ms. Skuncik used a Power Point presentation to present highlights from the District's 2025 Impact Report. Her presentation included a review of the report's sections including "*Where we are*" with a project timeline and statistics, "*Where life sciences grow*" with a 2025 milestone and statistics, "*Where a neighborhood rises*" with 2025 milestones and statistics, "*Where jobs are created*" with statistics, "*Where Rhode Island gathers*" with 2025 milestones and statistics, "*Where we're needed*" with a 2025 milestone, and "*Where we're going*" with a District map.

Mr. Stefan Pryor joined the meeting at 5:12 P.M.

Discussion continued on compliments on the work and status of tenancy in 150 Richmond.

### **5. PRESENTATION REGARDING THE APPLICATION BY CV PROPERTIES LLC FOR FINAL PLAN APPROVAL AND WITH RESPECT TO WAIVERS FROM SECTIONS 2.4. PARKING AND LOADING (2.4.C, 2.4.D.1.A, 2.4.D.2.C, 2.4.D.1.B, SECTION 2.4.E3, AND TABLE 2.4-1), 2.5 DESIGN STANDARDS (SECTION 2.5.A.2.A, 2.5.A.2.B, & 2.5.A.3.C), 2.6 FLOOD RESILIENCE STANDARDS (SECTION 2.6.C.2), AND 2.7 SITE IMPROVEMENTS (SECTION 2.7.B.1) AS OUTLINED IN THE DISTRICT DEVELOPMENT PLAN FOR THE PROPOSED DEVELOPMENT ON PARCELS 14 AND 15.**

Mr. Dick Galvin introduced the proposed first phase of development for Parcels 14 and 15 and provided an update on tenancy in the Aloft Hotel located on Lot 2 of Parcel 22. He then introduced Jesse Eveler of SGA, the project architect, who used a Power Point presentation to present the final plan and the request for waivers. His presentation included an overview of the waivers including long-term bicycle parking, short-term bicycle parking, exterior loading docks, blank wall, ground floor transparency and entrance requirements, critical systems meeting design flood elevation 2 (DFE-2), and height of fences and walls. He then presented the site plan parcel diagram, floor plan for level 1, floor plan for levels 2-5, floor plan for levels 6-7, floor plan for levels 8 and 12, floor plan for level 10, a site plan for the phase two full-build concept, a site plan for the phase-two full-build parking concept, renderings of façade comparisons between the presentation in February 2025 and the current design, the roof screen, a façade design material palette, a public realm site section at the Peck Street retail, a public realm site section at the Peck Street pedestrian gathering area, a public realm site section at west planting area and parking, and the public realm landscape materials and plantings.

Discussion continued on the project status and timeline.

**6. PRESENTATION BY UTILE, INC. REGARDING THE APPLICATION SUBMITTED BY CV PROPERTIES LLC FOR FINAL PLAN APPROVAL AND WAIVERS WITH RESPECT TO THE PROPOSED DEVELOPMENT ON PARCELS 14 AND 15.**

Ms. Zoe Mueller summarized the memo issued by Utile, the District's design consultant, regarding the application submitted by CV Properties for final plan approval and waivers regarding the proposed development on Parcels 14 and 15. She stated Utile recommended final plan approval and approval of the waivers due to the uniqueness of the site and existing general conditions. She noted there was one condition for final plan approval that required the developer to provide an updated Resilience Approach narrative that is consistent with the Final Plan design and corresponding supporting diagrams.

Discussion continued on the transparency level versus the requirements in the District Development Plan.

**7. PUBLIC HEARING REGARDING THE APPLICATION SUBMITTED BY CV PROPERTIES LLC FOR FINAL PLAN APPROVAL AND WAIVERS WITH RESPECT TO THE PROPOSED DEVELOPMENT ON PARCELS 14 AND 15.**

No members of the public elected to speak during the public hearing.

**8. VOTE REGARDING THE APPLICATION SUBMITTED BY CV PROPERTIES LLC FOR FINAL PLAN APPROVAL AND WAIVERS WITH RESPECT TO THE PROPOSED DEVELOPMENT ON PARCELS 14 AND 15.**

There being no further discussion, Chairperson Crisafulli read the resolved language of the draft resolution granting final plan approval regarding the application submitted by CV Properties LLC for the proposed development on Parcels 14 and 15.

Upon motion made by Mr. Masino and seconded by Ms. Penney, the following vote was adopted:

VOTED: That the resolution regarding Final Plan Approval for the proposed project on Parcels 14 and 15 (a copy of which is attached hereto as Exhibit A), be, and it hereby, is adopted and approved.

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

Voting against the foregoing were: None.

Ms. Smith and Dr. Bready abstained.

Chairperson Crisafulli then read the resolved language of the draft resolution approving the waivers requested in the application submitted by CV Properties LLC for the proposed development on Parcels 14 and 15.

Upon motion made by Ms. Masino and seconded by Ms. Penney, the following vote was adopted:

VOTED: That the resolution regarding approval of waivers for Parcels 14 and 15 (a copy of which is attached hereto as Exhibit B), be and it hereby, is adopted and approved.

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

Voting against the foregoing were: None.

Ms. Smith and Dr. Bready abstained.

**9. DISCUSSION REGARDING THE ADOPTION OF A DEMOLITION PERMIT FEE FOR PROJECTS TO BE BUILT IN THE DISTRICT.**

Ms. Skuncik explained a letter agreement was executed in 2024 between the District, City of Providence, and State Building Commission regarding projects in the District that fall within the jurisdiction of both the city and the state. It has been agreed that the State Building Commission will review and act as the regulatory body for such projects. She stated the adoption of a demolition permit fee is for projects in the pipeline that fall within the joint jurisdiction and there is an existing structure that needs to be demolished. She said the adopted fee is and will remain the same as the City of Providence's fee.

There was no further discussion.

**10. PUBLIC HEARING REGARDING THE ADOPTION OF A DEMOLITION PERMIT FEE FOR PROJECTS TO BE BUILT IN THE DISTRICT.**

No members of the public elected to speak in the public hearing.

**11. VOTE REGARDING THE ADOPTION OF A DEMOLITION PERMIT FEE FOR PROJECTS TO BE BUILT IN THE DISTRICT.**

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

VOTED: That the resolution regarding demolition permit fees (a copy of which is attached hereto as Exhibit C), be, and it hereby, is adopted and approved.

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

Voting against the foregoing were: None.

**12. DISCUSSION AND VOTE REGARDING ACCEPTANCE OF THE 2025 PARK STRATEGIC PLAN RECOMMENDATIONS.**

Ms. Skuncik stated this vote was to accept the recommendations presented at the November 19, 2025 Commission meeting by Agora Partners. She addressed the concerns from the public regarding amplified sound and stated there were a small number of events in 2025 and that the number of large events will remain limited. She also stated that amplified sound for large events will be limited to 9:00 P.M. to be consistent with the city neighborhood park policies.

Chairperson Crisafulli allowed one person of the public to comment. Their comment was strongly against any large events in the park. Chairperson Crisafulli stated that there needed to be a balance between neighborhood requests and District goals.

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

VOTED: That the resolution regarding District Park strategic plan (a copy of which is attached hereto as Exhibit D), be, and it hereby, is adopted and approved.

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

Voting against the foregoing were: None.

**13. DISCUSSION REGARDING THE 2026 COMMISSION MEETING CALENDAR.**

Ms. Skuncik stated the meeting calendar is posted on the website. Chairperson Crisafulli stated updates will be made if we know we will be having a special meeting in advance.

Discussion continued on the distribution of the calendar invites.

#### **14. DISCUSSION AND VOTE REGARDING THE DISTRICT PERSONNEL PLAN.**

Ms. Skuncik outlined the changes to the District personnel plan which are mostly around the park staff and are aligned with recommendations in the park strategic plan along with small tweaks.

Discussion continued on the purpose for the vote.

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

VOTED: That the resolution regarding the District Personnel Plan (a copy of which is attached hereto as Exhibit E), be, and it hereby, is adopted and approved.

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

Voting against the foregoing were: None.

#### **15. PRESENTATION BY CHURCHILL & BANKS REGARDING A PROPOSED DEVELOPMENT ON PARCELS 8 AND 8A.**

Chairperson Crisafulli announced his recusal and that Dr. Barrett Bready would lead the meeting. He left the meeting at 5:43 P.M.

Ms. Skuncik provided background on the process regarding proposals for Parcels 8 and 8A, noting it was outside of the typical process regarding developer selection for a parcel. She stated the two teams had expressed consistent interest and there was no requirement to vote tonight but it is an agenda item in the case the Commission wanted to vote to select a preferred developer.

Churchill and Banks' proposal included a 79-unit market-rate residential development with one ground-floor office space. Mr. Nicholas Hemond introduced the presentation and provided background on Churchill and Banks and introduced Mr. Rich Baccari of Churchill and Banks. Mr. Baccari used a Power Point presentation to present the development team and project references and project examples. He highlighted his HUD loan which allows the project to be financially feasible and its limitations, including no more than 79 residential units, and outlined the program and his willingness to provide nonrefundable funds. Mr. Eric Zuena of ZDS Architects presented the design team and project references, project examples, project diagrams,

a site proximity study, context and a neighborhood diagram, proposed site plan, massing and material, a development program table, a ground floor plan, a typical floor plan, and a rendering.

Discussion continued on the type and method of construction, sources of financing, the project design and limitations on the program, impact of the HUD loan on design and program, and a scale comparison with 580 South Water Street.

#### **16. PRESENTATION BY MARATHON CONSTRUCTION & DEVELOPMENT REGARDING A PROPOSED DEVELOPMENT ON PARCELS 8 AND 8A.**

Mr. Harry Angevine and Mr. Frank Angevine of Marathon Construction and Development presented a proposal for a six-story, mixed-use development with 136 units, structured parking, and 6,500 square feet of ground floor commercial space. They used a Power Point presentation to present background on their company, development experience in the neighborhood, the development program, the development team, the project timeline, and a site plan.

Discussion continued on the need for any incentives, the status of discussions with Rhode Island Housing for tax credits, the project architect, the building density, building footprint, and the building square footage.

#### **17. PUBLIC COMMENT REGARDING THE PROPOSED DEVELOPMENTS ON PARCELS 8 AND 8A.**

Two members of the public provided comment on the proposed developments for Parcels 8 and 8a. Comments were in support of a Responsible Contractor Policy, cited some alleged violations of construction projects in the District, preference for an RFP for development projects, and a request to delay the vote regarding the selection of a preferred developer for the parcels.

Discussion continued on the Responsible Contractor Policy and its use in other locations with examples.

#### **18. 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 Mr. Masino 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 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.

Mr. Bennett left the meeting at 6:23 P.M.

Commissioners and District staff entered into Closed Session at 6:23 P.M.

The Public Session was reconvened at 7:08 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 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 in favor of the foregoing were: Ms. Smith, Ms. Penney, Dr. Bready, and Mr. Masino.

Voting against the foregoing were: None.

#### **19. VOTE TO SELECT A PREFERRED DEVELOPER FOR PARCELS 8 AND 8A.**

Dr. Bready stated the Commission had insufficient information to select a developer tonight and will make requests of Churchill and Banks and Marathon Construction and Development for additional information while also issuing a Request for Proposals for Parcels 8 and 8a to open the project up to other developers.

#### **20. VOTE TO ADJOURN.**

There being no further discussion, upon motion made by Mr. Masino 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 7:10 P.M.



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Marc A. Crisafulli, Chairperson

## EXHIBIT A

### I-195 REDEVELOPMENT DISTRICT

Resolution Re: Final Plan Approval  
For Proposed Project on Parcels 14 and 15

February 2, 2026

- 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 sell to CV, or its nominee, District Parcels 14 and 15 (the "Parcels"); and
- WHEREAS:** By Resolution dated February 19, 2025 (the "Concept Plan Resolution"), the Commission granted to CV, in accordance with the requirements of the District's Development Plan (the "Development Plan"), Concept Plan Approval of a Concept Plan submitted for a proposed project to consist of (a) approximately 214 market-rate residential units, (b) approximately 4,000 square feet of first-floor retail space and (c) 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:** The Commission's Concept Plan Approval was subject to and contingent upon satisfaction by CV of the conditions set forth in the February 11, 2025 letter to the Commission of Utile Inc. ("Utile"), the Commission's design consultant, a copy of which letter is attached to the Concept Plan Resolution; and
- WHEREAS:** The Commission has this date granted CV certain waivers under the Development Plan with respect to the Proposed Project; and
- WHEREAS:** The Commission has received an application from CV in accordance with the requirements of the Development Plan for Final Plan Approval of the development plan for the Proposed Project; and
- WHEREAS:** The application for Final Plan Approval includes slight modifications to the building program, including reducing the proposed retail space to approximately 3,000 square feet; and
- WHEREAS:** At its meeting this date, the Commission has received a presentation by CV with respect to the Final Plan for the Proposed Project;
- WHEREAS:** Utile has confirmed that CV has satisfied the conditions set forth in Utile's February 11, 2025 letter; and
- WHEREAS:** By letter to the Commission dated January 29, 2026 (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 CV of those conditions set forth in the Utile Letter; and

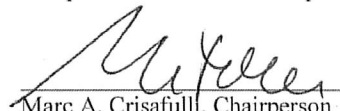
**WHEREAS:** As required by the Development Plan, pursuant to letter dated 8 January, 2026, a copy of which is attached hereto as Exhibit B, the State Historic Preservation Officer (“SHPO”) has concluded that the Final Plan for the Proposed Project will have no adverse effect on historic properties; and

**WHEREAS:** The Commission, having considered 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 CV; and

**VOTED:** That, subject to (a) satisfaction by CV 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 CV, or its nominee, a Certificate of Final Plan Approval in accordance with the provisions of the Development Plan.

  
Marc A. Crisafulli, Chairperson  
February 2, 2026

**EXHIBIT A**  
**UTILE LETTER**

January 29, 2026

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

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**RE: Parcels 14 & 15, Final Plan Approval Recommendation**

Design Review Panel Contributors:

- Tim Love, Utile
- Zoë Mueller, Utile
- Matthew Littell, Utile
- Pete Robie, Utile
- Jocelyn Chiou, Utile

Dear Caroline,

Utile, the I-195 Redevelopment District's Urban Design and Planning consultant, recommends that the Commission grant Final Plan Approval and approve the requested waivers for Parcels 14 and 15, with the conditions outlined below. The CV Properties team has demonstrated a collaborative and transparent approach to shaping the design with District staff and consultants and has satisfactorily addressed all the major comments and conditions from prior memos and has acknowledged and committed to addressing the remaining minor design review concerns, which can be resolved before the construction documents are issued and reviewed by the District staff and Utile.

*Summary of the Design Review Process*

Utile and the I-195 Redevelopment District reviewed the Final Plan Application materials provided by CV Properties for the Dyer Wharf development on Parcels 14 & 15 after they were submitted on December 22, 2025 and revised on January 27th and 29th to include supplemental information requested. Preceding this, the District and Utile provided informal feedback to the development team during several prior meetings.

Utile, the I-195 Redevelopment District, and Emily Vogler and Jack Ryan from the Design Review Panel met previously on May 6, 2024 and again on January 7, 2025 to review the Concept Plan Application materials. 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 consolidated feedback from these prior stages of the Design Review Process was provided to the developer as memos on May 8, 2024 and February 11, 2025.

115 Kingston St.  
Boston, MA 02111

110 Union St.  
Providence, RI 02903

47 Maple St.  
Burlington, VT 05401

(617) 423-7200  
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**Waivers**

This project must navigate the complexities of meeting the blended standards resulting from joint jurisdiction between the City of Providence and the 195 District. In recognition of the challenges of meeting these blended standards within unusually constrained parcel dimensions compounded by the area that needed to be devoted to navigating the grade change to reach Design Flood Elevation 1 (DFE-1) as well as the 360-degree design necessitating that some portions of the street-facing facades be used for back-of-house uses, Utile recommends that the following requested waivers be granted:

1. **Long-Term Bicycle Parking:**

*2.4 Parking & Loading, Section 2.4.D Bicycle Parking Design Standards, Table 2.4-1 Minimum Bicycle Parking Requirements & Dimensional Standards 2.4.D.1.a and 2.4.D.2.c.*

A reduction in the minimum number and an allowance for altered design for a limited number of the required Long-Term Bicycle Parking Spaces. Specifically, allowing the design of the bike room attached to this memo as **Exhibit 1**, which uses a mix of floor-mounted post and ring racks and wall-mounted racks, for a total of 39 spaces. Because this is the first and most dimensionally constrained phase of a multi-phase development, we recommend that the deficit of 19 Long-Term Bicycle Parking Spaces associated with this development be provided as part of the later phases of the development and made available to residents of this building.

2. **Short-Term Bicycle Parking:**

*2.4 Parking & Loading, Section 2.4.D.1.b Bicycle Parking Design Standards*

An allowance for the required Short-Term Bicycle Parking Spaces to be located more than 50ft from the primary entryways to the residential units and ground floor retail space, provided the spaces are located on the closest available level sidewalk or plaza space that avoids conflicts with crosswalks and accessibility features, street trees, above-ground utility features, and walkways form sidewalk grade to DFE-1. Specifically, allowing Short-Term Bike Parking spaces to be located in the places indicated by the diagram attached to this memo as **Exhibit 2**.

3. **Exterior Loading Docks:**

*2.4 Parking & Loading, Section 2.4.E.3*

Allow an exterior loading dock along Peck St where there will be the least impact on public realm experience, provided they are set back from the property line by at least 50 feet as indicated in the attached **Exhibit 3** and all loading support spaces, including trash, are located on the interior of the building. Stairways and pedestrian access to the loading dock and associated interior spaces are permitted be closer to the property line.

4. **Blank Wall, Ground Floor Transparency and Entrance Requirements:**

*2.5 Design Standards,*

*Sections 2.5.A.2.a, 2.5.A.2.b and 2.5.A.3.c (Figure 2.5-2)*

Allow the areas of the facade enclosing back of house spaces as indicated in

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the attached **Exhibit 4**, measuring up to 330'-6" linear feet, to be opaque walls without transparency or exterior building entrances, provided they are screened effectively by plantings.

5. Critical Systems Meeting Design Flood Elevation 2 (DFE-2):

2.6 Flood Resilience Standards, Section 2.6.C.2

Allow critical mechanical and electrical systems to be located at elevations below DFE-2, provided that deployable dry floodproofing barriers are incorporated into the design such that they protect the Main electrical equipment, the Emergency Electrical equipment, the Fire Pump equipment, IT/AV equipment and Centralized water system, and the exterior pad mounted electrical transformer and generator from flood damage to the maximum degree allowable by RI Energy.

6. Height of Fences and Walls:

2.7 Site Improvements, Section 2.7.B.1

Screening of the ground-mounted transformer and generator is allowable up to the minimum height necessary to screen the equipment from public view at eye-height for pedestrians standing on public rights of ways and walkways abutting the equipment.

*Condition for Final Plan Approval*

Prior to issuance of construction documents, provide an updated Resilience Approach narrative that is consistent with Final Plan design, and corresponding supporting diagrams required. The resilience diagrams must demonstrate compliance with the above-described waiver to Section 2.6.C.2, including a clear indication of the boundary of all spaces to be protected by wet or dry floodproofing and what floodproofing measures will be taken to ensure their protection.

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

Regards,



Tim Love, Principal

115 Kingston St.  
Boston, MA 02111

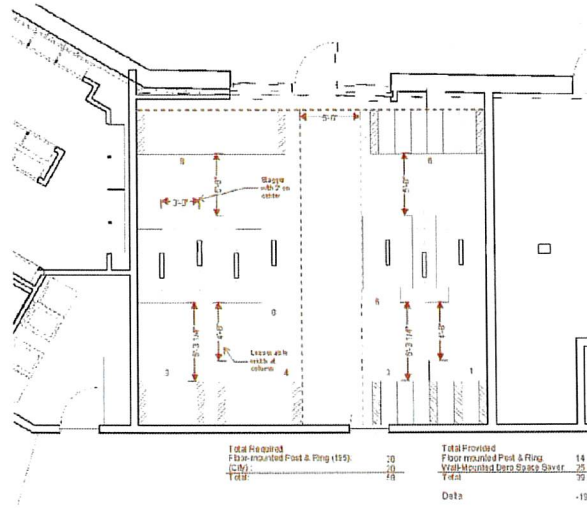
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**Exhibit 1: Allowed Long-Term Bike Parking Design**

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Boston, MA 02111

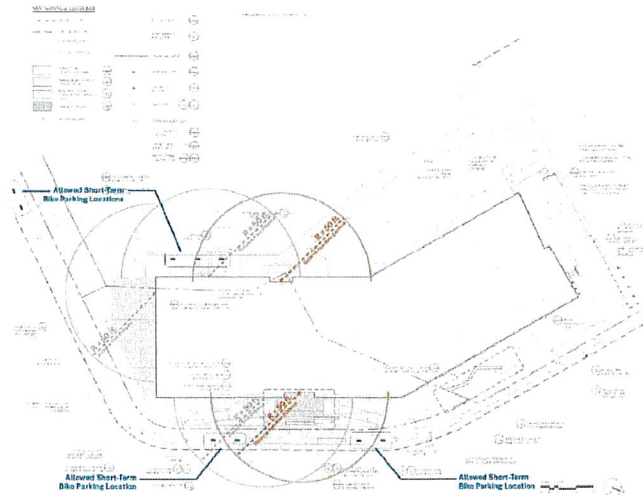
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**Exhibit 2: Allowed Short-Term Bike Parking Location(s)**



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Boston, MA 02111

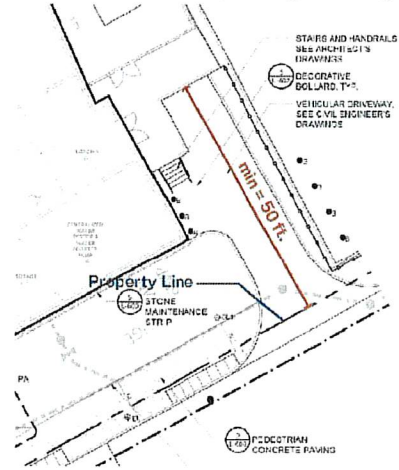
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**Exhibit 3: Allowed Exterior Loading Dock Design**



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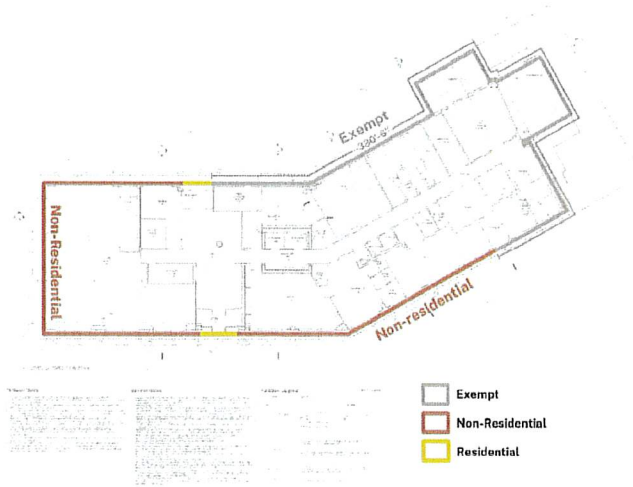
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**Exhibit 4: Designated Back of House Areas**

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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

Telephone 401-222-2678  
TTY 401-222-3700

Fax 401-222-2968  
www.preservation.ri.gov

8 January 2026

Via email: cskuncik@195district.com

Caroline Skuncik  
Executive Director  
195 District  
225 Dyer Street, 4<sup>th</sup> floor  
Providence, Rhode Island 02903

Re: Redevelopment of I-195 District Parcels 14 and 15 and 200 Dyer Street  
Providence, Rhode Island

Dear Ms. Skuncik:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the information that you provided for the above-referenced project, which consists of a presentation entitled "Dyer Wharf I-195 Design Application" and is dated 31 December 2025. We reviewed a previous design for this project and issued letters dated 21 August 2024 and 21 July 2025 related to that design.

The revised design includes, but is not limited to: changes to fenestration patterns, a one-foot increase in the ground floor height that also increases the building height by one foot, minor landscape changes, and limited secondary materials changes. Our 2024 letter stated that the proposed building is 11 stories tall; that was an error, and we understand that the building is proposed to be 12 stories tall.

The subject parcels are not within the bounds of any National Register of Historic Places-listed historic districts. However, the National Register-listed Downtown Providence Historic District is located approximately 660 feet to the northwest of Parcel 14 at its closest point and the Providence Jewelry Manufacturing Historic District is located approximately 770 feet to the south at its closest point. While not within any National Register-listed districts, the proposed building will be visible from both of the above-named districts. Based on our review of available information, the conclusion of the RIHPHC remains that Phase I of the project will have no adverse effect on historic properties.

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 222-4134 or jeffrey.emidy@preservation.ri.gov.

Sincerely,

Jeffrey D. Emidy  
Executive Director  
State Historic Preservation Officer

C: Peter Erhartic, I-195 Redevelopment Commission, by email

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## EXHIBIT B

### I-195 REDEVELOPMENT DISTRICT

#### RESOLUTION REGARDING APPROVAL OF WAIVERS FOR PARCELS 14 AND 15

February 2, 2026

**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 has adopted a Development Plan applicable to construction within the I-195 Redevelopment District; and

**WHEREAS:** The Commission has received an application from CV Dyer Street LLC (“CV”), the proposed purchaser of District Parcels 14 and 15, in which CV requests waivers from the following provisions of the Development Plan with respect to a proposed development on District Parcels 14 and 15:

- (a) Sections 2.4.C., 2.4.D.1.a., 2.4.D.2.c., and 2.4.D.1.b with respect to bicycle parking;*
  - (b) Section 2.4.E.3 and Table 2.4-1 with respect to exterior loading docks;*
  - (c) Sections 2.5.A.2.a, 2.5.A.2.b, and 2.5.A.2.c with respect to fenestration and building facade;*
  - (d) Section 2.6.C.2 with respect to flood resilience standards and;*
  - (e) Section 2.7.B.1 with respect to height of fences and walls;*
- (collectively, the “Waivers”).

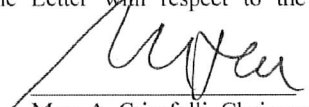
**WHEREAS:** Utile, Inc., the District’s design consultant (“Utile”), has determined that the Waivers are appropriate and has recommended to the District, by letter dated January 29, 2026, a copy of which is attached hereto as Exhibit A and is incorporated herein by reference (the “Utile Letter”), that the District grant the Waivers :

**WHEREAS:** At a public hearing held this date, the Commission heard presentations by CV and Utile with respect to the Waivers.

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

**RESOLVED:** That the District hereby (a) finds that, due to the challenging site configuration and dimensions, enforcement of the regulations for a commercial and residential use

contained in the 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 Waivers and (c) grants the Waivers.



Marc A. Crisafulli, Chairperson  
February 2, 2026

## EXHIBIT A

January 29, 2026

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

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### RE: Parcels 14 & 15, Final Plan Approval Recommendation

Design Review Panel Contributors:

- Tim Love, Utile
- Zoë Mueller, Utile
- Matthew Littell, Utile
- Pete Robie, Utile
- Jocelyn Chiou, Utile

Dear Caroline,

Utile, the I-195 Redevelopment District's Urban Design and Planning consultant, recommends that the Commission grant Final Plan Approval and approve the requested waivers for Parcels 14 and 15, with the conditions outlined below. The CV Properties team has demonstrated a collaborative and transparent approach to shaping the design with District staff and consultants and has satisfactorily addressed all the major comments and conditions from prior memos and has acknowledged and committed to addressing the remaining minor design review concerns, which can be resolved before the construction documents are issued and reviewed by the District staff and Utile.

#### *Summary of the Design Review Process*

Utile and the I-195 Redevelopment District reviewed the Final Plan Application materials provided by CV Properties for the Dyer Wharf development on Parcels 14 & 15 after they were submitted on December 22, 2025 and revised on January 27th and 29th to include supplemental information requested. Preceding this, the District and Utile provided informal feedback to the development team during several prior meetings.

Utile, the I-195 Redevelopment District, and Emily Vogler and Jack Ryan from the Design Review Panel met previously on May 6, 2024 and again on January 7, 2025 to review the Concept Plan Application materials. 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 consolidated feedback from these prior stages of the Design Review Process was provided to the developer as memos on May 8, 2024 and February 11, 2025.

115 Kingston St.  
Boston, MA 02111

110 Union St.  
Providence, RI 02903

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**Waivers**

This project must navigate the complexities of meeting the blended standards resulting from joint jurisdiction between the City of Providence and the 195 District. In recognition of the challenges of meeting these blended standards within unusually constrained parcel dimensions compounded by the area that needed to be devoted to navigating the grade change to reach Design Flood Elevation 1 (DFE-1) as well as the 360-degree design necessitating that some portions of the street-facing facades be used for back-of-house uses, Utile recommends that the following requested waivers be granted:

1. Long-Term Bicycle Parking:

*2.4 Parking & Loading, Section 2.4.D Bicycle Parking Design Standards, Table 2.4-1 Minimum Bicycle Parking Requirements & Dimensional Standards 2.4.D.1.a and 2.4.D.2.c.*

A reduction in the minimum number and an allowance for altered design for a limited number of the required Long-Term Bicycle Parking Spaces. Specifically, allowing the design of the bike room attached to this memo as **Exhibit 1**, which uses a mix of floor-mounted post and ring racks and wall-mounted racks, for a total of 39 spaces. Because this is the first and most dimensionally constrained phase of a multi-phase development, we recommend that the deficit of 19 Long-Term Bicycle Parking Spaces associated with this development be provided as part of the later phases of the development and made available to residents of this building.

2. Short-Term Bicycle Parking:

*2.4 Parking & Loading, Section 2.4.D.1.b Bicycle Parking Design Standards*

An allowance for the required Short-Term Bicycle Parking Spaces to be located more than 50ft from the primary entryways to the residential units and ground floor retail space, provided the spaces are located on the closest available level sidewalk or plaza space that avoids conflicts with crosswalks and accessibility features, street trees, above-ground utility features, and walkways from sidewalk grade to DFE-1. Specifically, allowing Short-Term Bike Parking spaces to be located in the places indicated by the diagram attached to this memo as **Exhibit 2**.

3. Exterior Loading Docks:

*2.4 Parking & Loading, Section 2.4.E.3*

Allow an exterior loading dock along Peck St where there will be the least impact on public realm experience, provided they are set back from the property line by at least 50 feet as indicated in the attached **Exhibit 3** and all loading support spaces, including trash, are located on the interior of the building. Stairways and pedestrian access to the loading dock and associated interior spaces are permitted be closer to the property line.

4. Blank Wall, Ground Floor Transparency and Entrance Requirements:

*2.5 Design Standards,*

*Sections 2.5.A.2.a, 2.5.A.2.b and 2.5.A.3.c (Figure 2.5-2)*

Allow the areas of the facade enclosing back of house spaces as indicated in

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the attached **Exhibit 4**, measuring up to 330'-6" linear feet, to be opaque walls without transparency or exterior building entrances, provided they are screened effectively by plantings.

5. Critical Systems Meeting Design Flood Elevation 2 (DFE-2):

2.6 Flood Resilience Standards, Section 2.6.C.2

Allow critical mechanical and electrical systems to be located at elevations below DFE-2, provided that deployable dry floodproofing barriers are incorporated into the design such that they protect the Main electrical equipment, the Emergency Electrical equipment, the Fire Pump equipment, IT/AV equipment and Centralized water system, and the exterior pad mounted electrical transformer and generator from flood damage to the maximum degree allowable by RI Energy.

6. Height of Fences and Walls:

2.7 Site Improvements, Section 2.7.B.1

Screening of the ground-mounted transformer and generator is allowable up to the minimum height necessary to screen the equipment from public view at eye-height for pedestrians standing on public rights of ways and walkways abutting the equipment.

*Condition for Final Plan Approval*

Prior to issuance of construction documents, provide an updated Resilience Approach narrative that is consistent with Final Plan design, and corresponding supporting diagrams required. The resilience diagrams must demonstrate compliance with the above-described waiver to Section 2.6.C.2, including a clear indication of the boundary of all spaces to be protected by wet or dry floodproofing and what floodproofing measures will be taken to ensure their protection.

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

Regards,



Tim Love, Principal

115 Kingston St.  
Boston, MA 02111

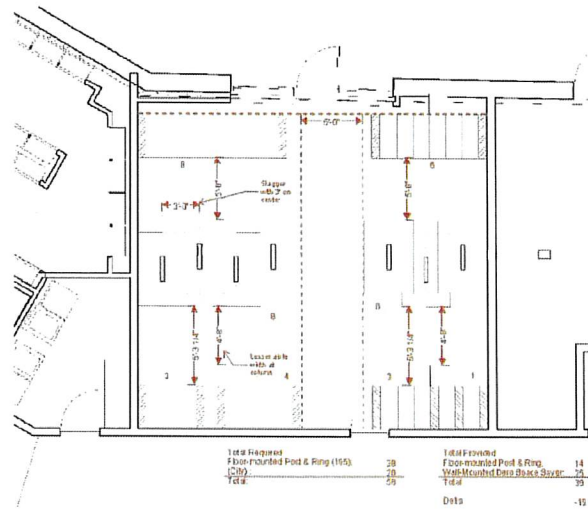
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**Exhibit 1: Allowed Long-Term Bike Parking Design**

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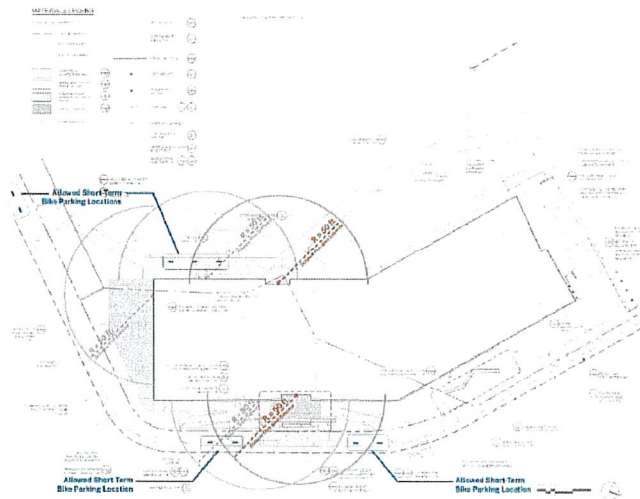
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**Exhibit 2: Allowed Short-Term Bike Parking Location(s)**



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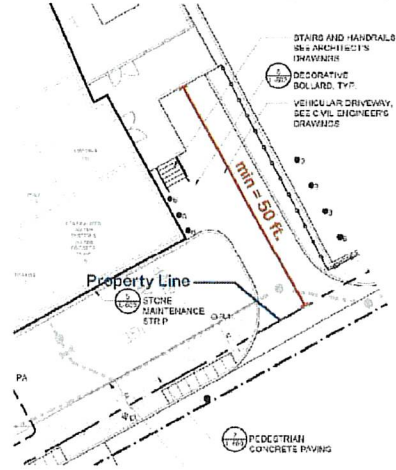
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**Exhibit 3: Allowed Exterior Loading Dock Design**



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## I-195 REDEVELOPMENT DISTRICT

### RESOLUTION REGARDING DEMOLITION PERMIT FEES

February 2, 2026

**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 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 adopt fees and assessments for its services; and

**WHEREAS:** The Act further provides that the Commission is required to collect all fees, including building permit fees, and other similar fees and charges that would otherwise be payable to the City of Providence (the "City") in connection with projects located in the City and remit to the City the greater of (a) one-half (1/2) of such fees collected by the Commission or (b) one-half (1/2) of such fees the City would have received from the project under the City's ordinances uniformly applied; and

**WHEREAS:** The Commission has previously adopted a schedule of building permit and State Fire Marshal plan review fees consistent with the Commission's obligations to the City as set forth in the Act; and

**WHEREAS:** The City (acting through its Department of Inspections and Standards), the State Building Code Commission and the District are parties to an agreement dated July 29, 2024 (the "MOU") with respect to collection of fees for projects to be located (a) partially on parcels within the I-195 Redevelopment District and subject to the jurisdiction of the District and (b) partially on adjacent parcels not within the I-195 Redevelopment District and subject to the jurisdiction of the City ("Joint Development Projects");

**WHEREAS:** The Commission wishes to establish a schedule of demolition permit fees with respect to Joint Development Projects consistent with the Commission's obligations to the City as set forth in the Act and in the MOU; and

**WHEREAS:** The Commission has this date conducted a public hearing with respect to such building demolition permit fees.

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

- RESOLVED:**
1. The Commission hereby adopts the building demolition permit fee schedule attached hereto as Exhibit A for Joint Development Projects.
  2. This Resolution shall take effect as of the date hereof.

## **EXHIBIT A**

### **Building Demolition Permit Fee Schedule**

For Joint Development Projects, the building demolition permit fee shall be the same as the comparable City demolition permit fee.

**EXHIBIT D**

**I-195 REDEVELOPMENT DISTRICT**

February 2, 2026

**RESOLUTION REGARDING DISTRICT PARK STRATEGIC PLAN**

VOTED: That the 2025 District Park Strategic Plan recommendations as presented to, and reviewed by, the Commissioners at the November 25, 2025 Commission meeting, are hereby accepted.

**EXHIBIT E**

**I-195 REDEVELOPMENT DISTRICT**

**RESOLUTION REGARDING DISTRICT PERSONNEL PLAN**

February 2, 2026

**VOTED:** That the updates to the Personnel Plan of the District as presented to, and reviewed by, the Commissioners this date, be and hereby are approved and adopted.

**EXHIBIT C**

**I-195 REDEVELOPMENT DISTRICT**

**RESOLUTION REGARDING DISTRICT PERSONNEL PLAN**

March 12, 2025

**VOTED:** That the updates to the Personnel Plan of the District as presented to, and reviewed by, the Commissioners this date, be and hereby are approved and adopted.