

## 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

**utile**

Architecture  
& Planning

**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  
utiledesign.com

*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

**utile**

Architecture  
& Planning

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

110 Union St.  
Providence, RI 02903

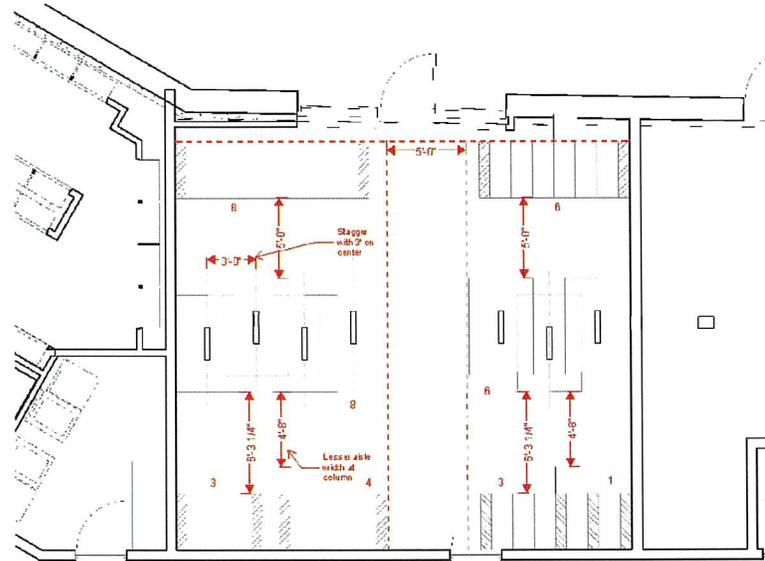
47 Maple St.  
Burlington, VT 05401

(617) 423-7200  
utiledesign.com

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

**utile**

Architecture  
& Planning



<b>Total Required</b>		<b>Total Provided</b>	
Floor-mounted Post & Ring (165)	38	Floor mounted Post & Ring	14
City	20	Wall-Mounted Dero Space Saver	25
<b>Total</b>	<b>58</b>	<b>Total</b>	<b>39</b>
		<b>Delta</b>	<b>-19</b>

115 Kingston St.  
Boston, MA 02111

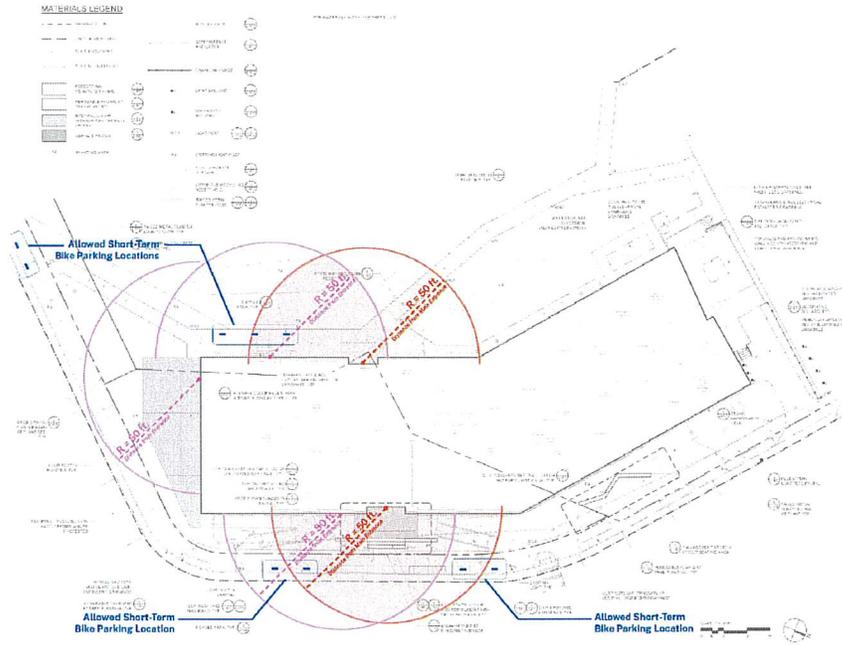
110 Union St.  
Providence, RI 02903

47 Maple St.  
Burlington, VT 05401

(617) 423-7200  
utiliedesign.com

**utile**  
Architecture  
& Planning

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



115 Kingston St.  
Boston, MA 02111

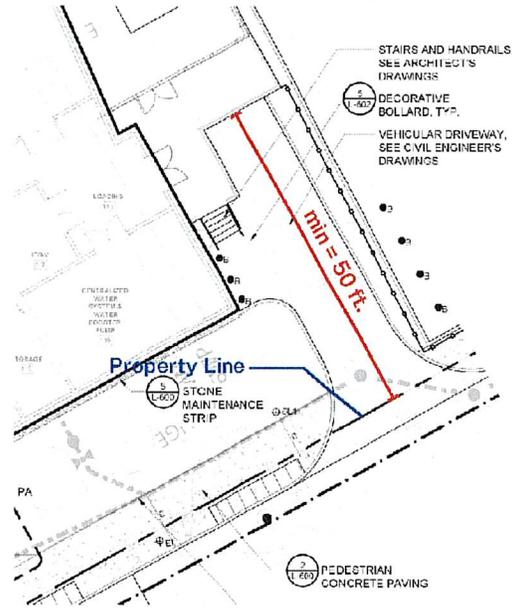
110 Union St.  
Providence, RI 02903

47 Maple St.  
Burlington, VT 05401

(617) 423-7200  
utilidesign.com

**utile**  
Architecture  
& Planning

### Exhibit 3: Allowed Exterior Loading Dock Design



115 Kingston St.  
Boston, MA 02111

110 Union St.  
Providence, RI 02903

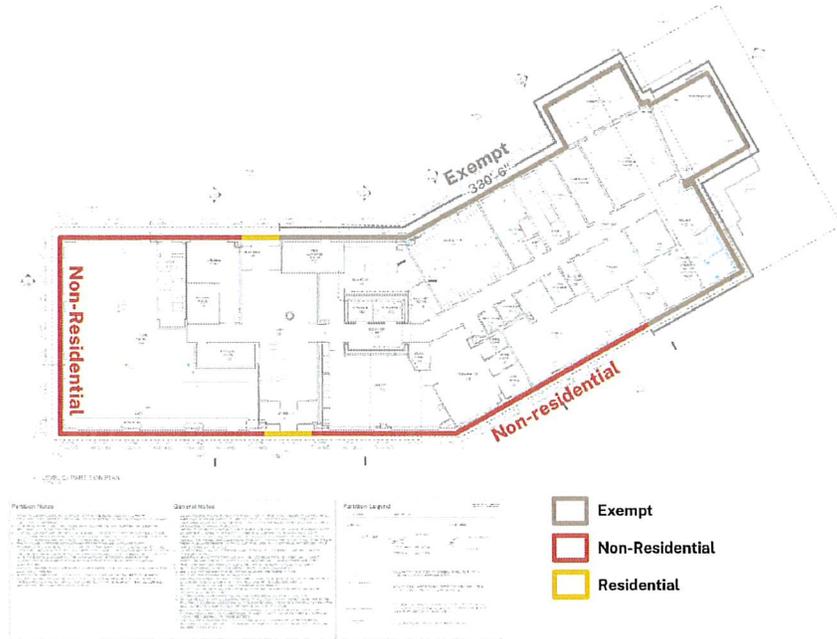
47 Maple St.  
Burlington, VT 05401

(617) 423-7200  
utiledesign.com

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

**utile**

Architecture  
& Planning



115 Kingston St.  
Boston, MA 02111

110 Union St.  
Providence, RI 02903

47 Maple St.  
Burlington, VT 05401

(617) 423-7200  
utiledesign.com

**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 Fax 401-222-2968  
TTY 401-222-3700 www.preservation.ri.gov

8 January 2026

Via email: [cskuncik@195district.com](mailto: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](mailto:jeffrey.emidy@preservation.ri.gov).

Sincerely,

Jeffrey D. Emidy  
Executive Director  
State Historic Preservation Officer

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

260108jde