






Letter from the Chairman

The past year has been one of significant progress and momentum for the 195 District. Together, we are fulfilling the vision of transforming this area into a vibrant, mixed-use neighborhood that serves as a cornerstone of Rhode Island’s economic growth. New investments, innovative companies, and thoughtfully designed spaces are bringing energy and opportunity to the District—and to our state.

Our focus remains on fostering a community that attracts and retains talent, supports emerging industries like life sciences and technology, and strengthens the broader economic ecosystem. Each project within the District contributes to a dynamic environment where people can live, work, and collaborate in ways that move Rhode Island forward.

As we look ahead, I am confident the 195 District will continue to play a vital role in shaping the state’s economic future and enhancing its quality of place.


Marc Crisafulli
Chairman, I-195 Redevelopment
District Commission

Letter from the Executive Director

In the last several years, the 195 District has grown rapidly and is becoming the kind of neighborhood we’ve long envisioned. It has been built on partnerships —public and private, local and national, institutions and entrepreneurs. Those partnerships are the energy that make the District vibrant, connected, and alive with possibility. Every development in the District—from mixed-income housing, to 195 District Park, to the life sciences facility at 150 Richmond and the start-up hub that is Point225—is part of a thoughtfully designed innovation ecosystem.

What was once an elevated highway that divided our community is now a place that fosters connection. The energy and momentum are undeniable, and the partnerships that make this progress possible are stronger than ever. As we look to the year ahead, we remain focused on building a connected neighborhood that contributes to the vitality and economic strength of our capital city and our state.


Caroline Skuncik
Executive Director, 195 District

Where We Are



- 195 District: 26 acres total
- 15 projects completed, under construction, and planned
- 7 acres of preserved open space
- 7 acres available
- Projects catalyzed by the 195 District



150 Richmond



195 District Park

Where the highway used to be

The 26-acre 195 District was established with the mission of transforming the reclaimed highway land into a vibrant innovation district and mixed-use neighborhood that attracts investment and drives economic growth and opportunity. Surrounded by some of Providence’s most beloved neighborhoods —Fox Point, the Jewelry District, Downtown, and College Hill—the 195 District is now emerging as a true live-work-play destination, reconnecting these communities and fueling the economic vitality of the city and state.

In 2025, the District significantly expanded its engagement across all audiences including developers, industry partners and community stakeholders. On the development front, we engaged 13 new developers, bringing the total to 100 unique developers since 2019.

Public engagement accelerated as well with the launch of new social media channels, a refreshed communications plan, and consistent professional content across Instagram,

Facebook, LinkedIn, and our newsletters, which now reach more than 10,000 combined followers and subscribers across District and Park platforms with meaningful engagement.

District staff deepened industry engagement by attending and presenting at major regional, national, and global conferences, including the inaugural Global Institute on Innovation Districts summit, the Urban Land Institute’s (ULI’s) national conferences, and the Congress for the New Urbanism’s (CNU’s) annual conference. Chairman Marc Crisafulli led a discussion about innovative approaches to redevelopment for state legislative leaders at the Council of State Governments (CSG) Northeast Policy Meeting. The District also worked closely with ULI’s Boston Product Council to launch a new series of Providence events and tours aimed at regional developers and land use professionals.

Additional community and business engagement included collaborations with the Greater Providence Chamber of Commerce and the Providence Foundation’s 50th anniversary celebration.



Emblem 125

- \$830M project investment
- 2,100,000 sf
- 1,100 housing units

Completed, under construction, and planned

Where Life Sciences Grow



Rhode Island State Health Lab at 150 Richmond

The 195 District is the epicenter of the Rhode Island’s growing life sciences cluster. Already home to dozens of life sciences companies, the 195 District has been focused on building a life sciences sector since its inception and made tremendous progress in 2025.

2025 Milestones

With the opening of 150 Richmond Street, which houses the new Rhode Island State Health Lab, private commercial lab space and Ocean State Labs, the state’s first life sciences incubator, the 195 District has taken a huge step forward as New England’s newest life sciences destination.

At 150 Richmond, Ocean State Labs announced its inaugural five tenants as it prepares to open in early 2026. The new incubator, managed by Portal Innovations, and partially funded by the 195 District, will provide 30,000 square feet of wet lab and office space to support biotech and medtech startups. The first companies joining Ocean State Labs are MindImmune Therapeutics, OncoLux Inc., P53 Therapeutics, Pax Therapeutics, and XM Therapeutics, focused on advancing innovative solutions in neuroscience, oncology, gene therapy, and tissue regeneration.

At Point225, Brown University scientists and start-ups are already advancing next-generation therapies that harness the power of mRNA to prevent and treat disease more precisely and effectively. Their work builds on the scientific breakthroughs that revolutionized

vaccine development, extending mRNA technology into new areas such as cancer treatment, rare diseases, and regenerative medicine. Just down the hall, another Brown University team is doing ground-breaking research on aging, studying the human lifespan and learning about how we can live longer and better. Fostering collaboration among researchers, entrepreneurs, and innovators, Point225 is helping to translate pioneering discoveries into real-world health solutions—and driving economic growth in the process.

“In Rhode Island, life sciences are gaining traction, due in large part to the attractive business community the 195 District is building in the innovation district. This hub of biotech research and operations was the most logical site for the Department of Health’s new State Health Laboratories.”

Governor Dan McKee

Innovation Spotlight: PathMaker Nuerosystems

PathMaker Neurosystems is a clinical-stage neurotechnology company located at Point225 that is pioneering a non-invasive neuromodulation device to treat ALS and other serious neurological disorders by suppressing motor neuron hyper excitability. Their vision is to “make ALS a livable disease” by restoring damaged neural pathways using their proprietary technology. PathMaker received a business attraction grant from the RI Life Science Hub in 2025. Their first employee is a recent URI graduate with a PhD in Neuroscience.



“We can feel the energy here. Moving from Boston to Providence’s 195 District made sense for our company given the proximity to top neuroscience research institutions, clinical partners, and the growing life sciences ecosystem. The move accelerates our ability to advance transformative treatments for patients with severe neurological disorders and the community gives us the talent, collaboration, and energy that directly support our mission to bring breakthrough therapies to market.”

Nader Yaghoubi M.D., Ph.D.

President, CEO and Co-founder,
PathMaker Neurosystems

- ✓ 275,000 sf lab space in 195 District
- 🧪 29 life science companies at CIC
- ➦ \$300M+ raised by life science companies at CIC

Where a Neighborhood Rises



Tempo and Tandem

The 195 District has become one of Providence’s most sought-after destination neighborhoods, offering the mix of amenities and liveliness that draw people to live, work, and explore. With new housing units, the vibrancy of 195 District Park, Trader Joe’s, and an expanding network of ground-floor retail, the District is becoming a true hub of daily activity. Together, these elements not only enhance quality of life but also fuel significant economic development, driving job creation, attracting private investment, and encouraging sustained growth.

“Living at Tempo has been such a blessing for our family. I can bring my youngest right downstairs to Children’s Friend, walk the boys to the park, and we’re at the Children’s Museum almost every day— something we never would’ve done when we lived across town. The apartment itself feels like a huge upgrade, and being in the 195 District means everything we need as a family is right outside our door.”

Jeannette Quero
Tempo resident

- ✓ 1,100,000 sf residential
- 1,100 housing units
- ↗ 162 workforce/affordable units

Completed, under construction, and planned

Partnership Spotlight: Providence Housing Authority

“Providence Housing Authority is honored to partner with the 195 District on the Dexter Manor and Parcel 41 initiative, a 291-unit public housing preservation project and the development of +/- 100 new mixed-income apartments. **This project exemplifies the District’s public-private partnership model that has transformed Providence over the past 15 years.**”

Melissa Sanzaro
Executive Director, Providence Housing Authority



Dexter Manor and Parcel 41

2025 Milestones

Parcel 9 highlighted the District’s momentum in 2025 with the opening of Tempo and the groundbreaking for Tandem. These two mixed-income residential developments bring essential new housing options to the city while adding amenities that support a thriving neighborhood. With childcare available onsite and direct access to public transportation and bike infrastructure, Tempo and Tandem strengthen the District’s appeal and support the broader

goal of creating a vibrant community for residents of all income levels. The Providence Art and Design Center was chosen in March as the preferred developer for Parcel 5. The mixed-use project will bring roughly 175 units and 30,000 square feet of design-focused retail. By developing a hub that supports the design sector, this development enhances the value of Providence’s reputation as the “Creative Capital.”

Emblem 125



Where Jobs Are Created

Today the 195 District is a hub of activity. Point225, which was completed in 2019 and is a cornerstone of the District, the home of Cambridge Innovation Center’s (CIC’s) Providence location where more than 250 companies across 13 diverse industries employ more than 1,000 people with especially strong representation in life sciences (29 companies), energy (22 companies), and technology (27 companies).



District Hall event space at Point225

At Point225:

- 250+ companies
- 62 startups
- 29 life science companies
- \$460M+ raised by companies at CIC

Innovation Spotlight: Sora System

Sora System, Inc. is a Providence-based technology company that produces smart containers for lifesaving rescue tools for on-scene responders. Sora’s cellular monitoring helps ensure these resources are available when and where they’re needed, providing both pre-emergency learning materials and just-in-time step-by-step instructional materials. Through its web-based monitoring platform, Sora tracks rescue tool inventory, expiration dates, maintenance needs, and provides remote inspection capabilities via its plug-and-play cellular network connection. Numerous successful saves have been facilitated by this approach, including one at a 195 District business. The 195 District / 195 District Park is proud to be installing Sora System in its new park pavilion building. Sora System recently outgrew its space at CIC Providence and moved nearby to 222 Chestnut Street.



Innovation Ecosystem

Point225 is a place where startups can flourish by leveraging the resources around them including the support of organizations like RIHub, located at CIC. CIC is also home to more than 60 professional and business service companies, including many that are focused specifically on start-ups, such as Howell Legal.

RIHub gives early-stage, high-growth startups a vibrant home to work, grow, and plug into Rhode Island’s innovation network. Their incubator and programs deliver practical training, expert mentorship, and a rich lineup of events designed to help founders learn, pitch, and connect. It is a community where entrepreneurs build their businesses alongside peers, collaborators, and industry champions.

Howell Legal has a nationwide corporate legal practice, and provides startups with practical, early-stage legal support tailored to the needs of emerging companies. Their purpose is to help founders navigate essential startup legal matters—from company formation and governance to contracts, fundraising documents, and basic intellectual property protection—ensuring that young companies build on a solid legal foundation.



“An innovation ecosystem succeeds when everyone is connected—universities, corporations, investors, government, and entrepreneurs. At RIHub, we’ve spent six years building those bridges and we are enabling the innovation ecosystem and the next generation of Rhode Island’s industries.”

Annette Tonti
Managing Director, RIHub

“CIC attracts a diverse group of small businesses that creates a lively community of people with various goals and backgrounds. It has given me the chance to meet new friends and new clients and to develop unexpected relationships that truly enhance the quality of my day and made my practice what it is today.”

Ted Howell
Howell Legal

Where Rhode Island Gathers



195 District Park

“195 District Park has been one of the most transformational public developments of its generation. Its next chapter will bring even greater energy to the heart of our city, welcoming neighbors, visitors, businesses, and community groups to connect and take pride in our Creative Capital.”

Brett P. Smiley
39th Mayor of Providence

195 District Park is one of the neighborhood’s most valuable assets, serving as a lively, inclusive gathering place that brings people together and energizes the entire area. Anchored by popular attractions like the Providence Flea and Tizzy K’s, the park drew more than 1.8 million visits in 2025, creating consistent foot traffic that supports nearby businesses and enhances the overall vibrancy of the District. As a central green space designed for community events, recreation, and everyday relaxation, 195 District Park plays a pivotal role in making the District a welcoming destination.

2025 Milestones

In 2025, 195 District Park hosted more than 320 programs, and of these, 196 programs were funded through the District’s mini grant program. The park collaborated with 45 program producers, including 28 repeat partners such as PVD World Music. Programming supported over 490 artists and performers.

Public art continues to enliven the District with 10 new seasonal LUMUKU characters, 13 painted utility boxes in partnership with The Avenue Concept, and 3 STEWPS! installations created by artist and RISD Professor Jess Brown’s Artwerk! Industrial Design Social Design class.

Partnership Spotlight: Providence Flea

“Hosting our weekly community market in such a vibrant, central location has only strengthened our mission, enabling us to platform over 350 small and micro-business vendors this past season, most of whom were local artists and independent makers. We’re proud to help activate this beautiful public space for locals, visitors, and tourists alike.”

Maria Tocco
Market Manager, Providence Flea



In 2025, the District completed a 5-year strategic plan for the park. The planning process included a robust engagement process with park programmers, community stakeholders, and park users. The District Park strategic plan will help guide capital investments and operations for the coming years.

Partnership Spotlight: PVD World Music

“Having a regular venue for PVD World Music artists at 195 District Park preserves the traditions, history, and cultural identity of our immigrant communities and **keeps our stories alive to ensure future generations understand how their roots helped to shape Providence.**”

Chance Boas
Founder, PVD World Music



In 2025:

- 📍 ~1.9M visits
- 📅 300+ free events
- 👥 ~600 artists, performers, makers, and small businesses supported



Tempo and Tandem mixed-income housing

The 195 District has aligned its work closely with the State of Rhode Island’s priorities, focusing on strategic investments in housing and infrastructure with economic growth as the objective. Investments in life science infrastructure, new mixed-income residential projects, and improved public spaces are helping to meet the state’s needs. Targeted investments—including the District’s innovative ground-floor loan program—are helping small businesses launch and thrive, creating a diverse ecosystem of local shops and services.

“Housing and economic development go hand in hand. As we continue to grow the 195 District into a hub of innovation and opportunity, we need to ensure that there are enough housing options for the people who power our economy. I am so pleased that the 195 District has made housing a top priority, because investing in housing is how we keep Rhode Island’s growth inclusive, sustainable, and strong.”

Speaker K. Joseph Shekarchi



Emblem 125 and Innovation District Garage



Riverwalk ribbon cutting



Trader Joe's / Parcel 6

2025 Milestone

The 195 District’s Ground Floor Loan Program is helping accelerate the growth of small businesses and activate the neighborhood’s street-level experience. By offering flexible, low-interest financing to lower build-out costs, the program lowers barriers for local entrepreneurs to launch ground-floor businesses. This targeted investment not only supports business success but also enhances the economic vitality of the District as it continues to grow.

“Creating vibrancy in retail and restaurant space is a challenge in new developments. **The 195 District has shown unusual creativity and responsiveness through the ground floor loan program that will make it easier to launch desirable first floor uses.**”

Noah Koretz
Director of Neighborhood Investments and Partnerships, Grafitto SP

Where We're Going

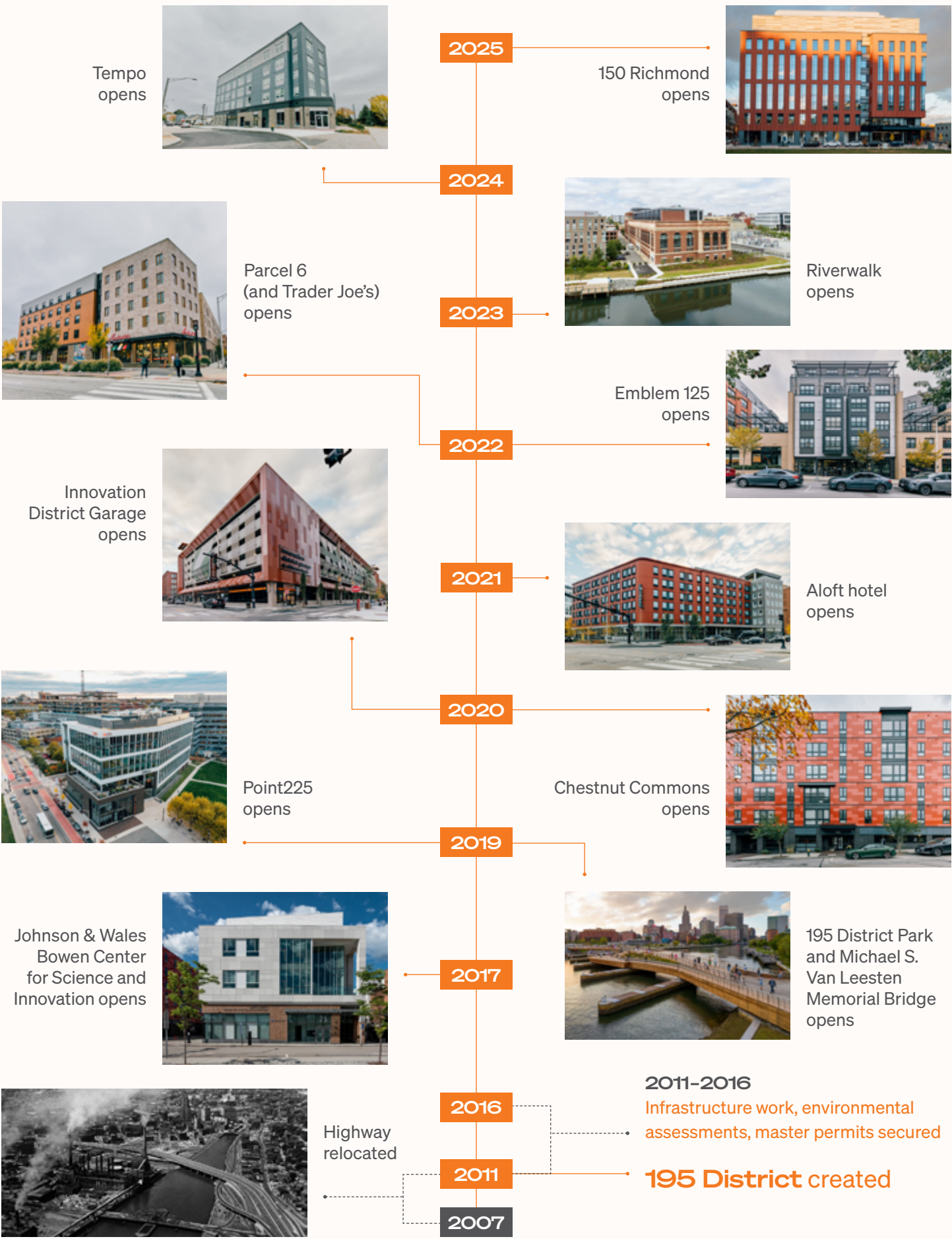


The 195 District has firmly established itself as Providence’s Innovation District—a place where research, entrepreneurship, housing, and public space come together to drive economic momentum. With several parcels under contract and in pre-development—and the new pavilion due to open in 195 District Park in 2026—the next twelve months will build on the momentum created in 2025.

Looking ahead, the 195 District will continue to redevelop the former highway land intentionally, but also seeks to catalyze growth throughout the surrounding area. By doing so, the District will create a broader ecosystem of opportunity and investment. Central to this vision is the continued strengthening of public-private partnerships, which are essential to unlocking new development, attracting cutting-edge industries, and ensuring that the District remains a powerful engine for Rhode Island’s long-term economic future.

“Brown continues to make investments in Providence, including the currently under construction William A. and Ami Kuan Danoff Life Sciences Laboratories, that both advance our academic mission and contribute to the vitality of the region, and collaboration with the 195 Commission and leaders from the city, state and private sector have been central to our success. **Together, we’re creating a more vibrant neighborhood, sparking new commercial and residential development, and turning Providence into a nexus for science, medicine and innovation that will benefit Rhode Islanders for generations to come.**”

Christina H. Paxson
Brown President







195district.com