



January 31, 2022

Robert C. Davis, Chair  
Caroline Skuncik, Executive Director  
I-195 Redevelopment District Commission  
315 Iron Horse Way, Suite 101  
Providence, RI 02908

VIA E-MAIL

Dear Commissioner Davis and Director Skuncik,

I am writing to affirm our commitment and strong desire to become your development partner for Parcel 2. At each presentation to the Commission, to neighborhood residents, and to community groups over the last six months, we stressed that the building design remains at the conceptual level and that it will improve and develop as part of a collaborative and iterative design process. Should we be selected as the designated developer, we look forward to the design review process where we will advance the design working with the Commission's Design Review Panel, neighborhood abutters, and community groups. As the designated developer for Parcel 2, we would accept the following conditions.

- Further study and refine building massing, materiality, and articulation at each elevation to integrate well with the surrounding College Hill and Fox Point Neighborhoods.
- Prepare shadow studies and renderings from various viewpoints in the neighborhood at each stage during the design review process to understand the impacts on the surrounding neighborhood.
- Work with the Commission on a parking study to ensure an effective mobility plan for the building that reflects projected parking demand of future residents and visitors as well as the potential impact on the neighborhood.

We look forward to working with you and the Providence community to deliver on our proposal that uniquely delivers housing for the knowledge-based workforce, a continuous pedestrian scaled public-realm plan, and a feasible business plan with right-sized retail space that will ensure a synergistic retail tenant mix to promote vitality and placemaking. Please let us know if you have any further questions. I can be reached at [mike@edenproperties.com](mailto:mike@edenproperties.com)

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michal Samuels'.

Michal Samuels  
President