

I-195 REDEVELOPMENT DISTRICT

**RESOLUTION REGARDING APPROVAL OF ZONING WAIVER
FOR DISTRICT PARCEL 28**

January 8, 2020

WHEREAS: In accordance with Sections 1801 and 1907 of the Providence Zoning Ordinance (“Zoning Ordinance”), the Providence Downtown Design Review Committee (“DDRC”), acting pursuant to a Memorandum of Understanding between the District and DDRC, has reviewed a request by EM 28 Providence, LLC (“EM”) for a waiver from the provisions of Section *606.C.2 Entrance Design* of the Providence Zoning Ordinance (the “Waiver”) with respect to a mixed-use project which EM’s affiliate, EM 28 Providence, L.P., proposes to develop on District Parcel 28; and

WHEREAS: The DDRC determined that the Waiver is appropriate and recommended that the District grant the Waiver by letter dated December 10, 2019, a copy of which letter is attached to this Resolution as Exhibit A and is adopted and incorporated by reference herein (the “DDRC Letter”); and

WHEREAS: Pursuant to the I-195 Redevelopment Act of 2011, the Commission is charged with granting waivers for development within the I-195 Redevelopment District; and

WHEREAS: Pursuant to applicable law, the Commission held a public hearing this date, at which the Commission heard a presentation by Utile, Inc., the District’s design consultant, with respect to the Waiver [and heard comments from the public with respect to the Waiver].

NOW, THEREFORE:

VOTED: That the District, acting by and through the Commission, hereby (i) adopts the recommendation contained in the DDRC Letter and (ii) grants the Waiver.

EXHIBIT A

DDRC Letter



Downtown Design Review Committee

Jorge O. Elorza, Mayor

December 10, 2019

Caroline Skuncik
Acting Executive Director
I-195 Redevelopment District
315 Iron Horse Way, Suite 101
Providence, RI 02908

Re: Parcel 28 – Request for Waiver

Dear Ms. Skuncik,

This letter is in response to a request from EM 28 Providence LLC, for a waiver from Providence Zoning Ordinance Section 606.C.2, which requires buildings to be designed to have multiple entrances with no more than 35 feet between entrances. It is our understanding that the entrances into the ground floor commercial spaces have been adjusted since the Downtown Design Review Committee (DDRC) meeting held on October 7, 2019.

The DDRC does not object to this adjustment, and recommends that the I-195 Redevelopment District Commission grant the requested waiver.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris J. Ise'.

Christopher J. Ise
Principal Planner/DDRC staff