

December 7, 2018

I-195 Redevelopment District Commission

ADDENDUM NO. 002

Request for Proposals
For
Development of Parcel 28 of the I-195 Redevelopment District

The I-195 Redevelopment District Commission is seeking development proposals for Parcel 28 from qualified developers with the ability to execute a high-quality, financially-feasible project that advances the Commission's economic development mission.

Declaration of Covenants – Park Maintenance Contributions

Pursuant to a Declaration of Covenants, owners of I-195 parcels must make annual contributions toward the maintenance of the East and West Side parks. The Declaration of Covenants and an Amendment to the Declaration of Covenants are available at www.195district.com/about/transparency/. Proposers should include these contributions in their operating projections.

Application and Building Permit Fees

Building permits for projects in the I-195 District are issued by the State Building Code Commissioner. In August 2018 the Commission adopted a new building permit fee schedule, available at www.195district.com/about/transparency/.

At their December 19, 2018 meeting, the Commission plans to adopt a new application fee schedule. The proposed fee schedule is available at www.195district.com/about/transparency/.

Proposers should include these fees in their development budget.

Temporary Parking Lot

Parcel 28 is encumbered by a requirement to serve as a temporary parking lot for tenants of the Providence Innovation Center until the Garrahy Garage opens. The Garage is currently expected to be open by the end of 2019, at which point construction on a project on P28 could begin.

Background Check Release Form

Proposers must submit the background check release form with their proposals. The form is available at www.195district.com/about/transparency/.

Questions & Answers

Question #1: What is the zoning code that governs the parking requirements for the site given the overlays, etc?

Answer #1: P28 is in the D-1 District, which is exempt from all off-street parking requirements. Refer to Article 14 of the Providence Zoning Ordinance, available at <http://www.providenceri.gov/wp-content/uploads/2018/08/18-07-27OfficialZoningOrdinance.pdf>.

Question #2: Are Union Workers required for the construction project?

Answer #2: The I-195 Redevelopment District Commission does not have requirements for union participation. The City's Tax Stabilization Agreement has an apprenticeship requirement. Please familiarize yourself with this document, available at: www.195district.com/about/transparency/.

Question #3: Is there an expedited Permit Process?

Answer #3: Projects in the District benefit from the following streamlined permitting processes. Commission consultants will work with applicants to secure these approvals, but the applicant is ultimately responsible for confirming compliance and obtaining permits from relevant permit agencies.

- a. *Environmental:*
 - i. There is a pre-approved Remedial Action Work Plan for all District parcels (available on the District website). Individual sites require only administrative approval, which is generally granted in less than 30 days.
- b. *Stormwater:*
 - i. A District-wide Stormwater Master Plan (available on the District website), which details a simplified and streamlined methodology for management of stormwater in the District, has been prepared and approved by Rhode Island Department of Environmental Management (RIDEM) and Coastal Resource Management Council (CRMC).
 - ii. The RIDEM Office of Water Resources has issued a District-wide Water Quality Certificate (available on the District website). By meeting the standards set forth in the Stormwater Master Plan and the District-wide Water Quality Certificate, projects qualify for expedited 30-day stormwater permitting from RIDEM.
- c. *CRMC Assent:*

- i. The CRMC has issued a District-wide Assent (available on District website). All development projects in the District require the acquisition of a parcel-specific Assent from CRMC.
- ii. By meeting the standards set forth in the Stormwater Master Plan and the District-wide Assent, projects qualify for expedited 30- to 60-day stormwater permitting from CRMC.

Question #4: Are there any Tax Abatement or Incentives associated with this parcel?

Answer #4: There is an as-of-right Tax Stabilization Agreement (TSA) for projects within the I-195 Redevelopment District. The TSA ordinance is available at www.195district.com/about/transparency/.

There are no as-of-right incentives associated with this parcel, but proposers should clearly state in their proposal any subsidies they will request from the City, State, and/or Federal government.

Question #5: Is Student Housing a permitted use?

Answer #5: Yes, student housing is a permitted use.

Question #6: Are geotech and environmental reports available?

Answer #6: All available information on existing conditions can be downloaded at <https://fando.filetransfers.net/downloadPublic/1j36whli0kk7lm9>

Question #7: Who owns the property?

Answer #7: The I-195 Redevelopment District.

Question #8: Will the property be conveyed as "Fee Simple"? If so, what's the price range of the property?

Answer #8: The Commission will consider a fee simple transfer or a ground lease. There is no set asking price, proposers should include their best offer of land price in their proposal.

Question #9: Are there any easements associated with the property?

Answer #9: The Commission is currently working to remove an abandoned right of way through Parcel 28.