

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION **PUBLIC SESSION** **MAY 15, 2024**

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Wednesday, May 15, 2024, in Public Session, beginning at 5:00 P.M., at District Hall, located at 225 Dyer Street, Second Floor, Providence, Rhode Island pursuant to a notice of the meeting to all Commissioners and public notice of the meeting as required by applicable Rhode Island law.

The following Commissioners were present and participated throughout the meeting: Chairperson Marc Crisafulli, Ms. Sandra Smith, Mr. Vincent Masino, Dr. Barrett Bready, Mr. Michael McNally, and ex-officio board members Mr. Joseph Mulligan and Mr. James Bennett on behalf of Ms. Liz Tanner.

Also, present were Ms. Caroline Skuncik, District Executive Director, Ms. Amber Ilcisko, District Director of Operations, Mr. Peter Erhartic, District Director of Real Estate, Ms. Sarina Conn, District Office Manager, and Mr. Charles F. Rogers of Locke Lord, LLP, legal counsel to the District.

Chairperson Crisafulli called the meeting to order at 5:01 P.M.

Commissioner Mr. Robert McCann joined the meeting at 5:07 P.M.

1. PUBLIC COMMENT SESSION.

No members of the public signed up to speak during public comment session.

2. REVIEW AND APPROVAL OF THE MINUTES OF THE COMMISSION MEETINGS HELD ON FEBRUARY 26, 2024.

Chairperson Crisafulli stated that the minutes of the February 26, 2024, meetings had been distributed to the Commissioners and asked if there were any comments or corrections.

There being none, upon motion made by Mr. McNally and seconded by Mr. Masino, the following vote was adopted:

VOTED: To approve the minutes of the Commission meetings held on February 26, 2024.

Voting in favor of the foregoing were: Chairperson Crisafulli, Dr Bready, Mr. McNally, Ms. Smith and Mr. Masino.

Voting against the foregoing were: None.

Chairperson Crisafulli explained that the agenda would be changed and that the presentation by Cambridge Innovation Center and Venture Café be made first, followed by the presentations regarding the application for concept design approval for the proposed development on Parcels 14 and 15.

3. EXECUTIVE DIRECTOR'S REPORT ON DISTRICT ACTIVITIES.

Ms. Skuncik provided construction updates on projects under construction in the District which include Parcel 9 and Lot 3 of Parcels 22 and 25 (150 Richmond). She highlighted the celebration of the topping off ceremony for 150 Richmond in March and a funding update for the second phase of Parcel 9. She stated an RFP was released for Parcel 5 and that proposals would be due in August. In addition, she noted an RFP for a contractor for the park pavilion would be released in the very near term once the architect completed the final construction drawings. Ms. Skuncik continued by providing an update on District Park. She stated it would be a very busy summer with a wide range of events and programs on the calendar in addition to an increased focus on passive programming this season. She also noted that Tizzy K's, the Guild PVD, and Dune Brothers were open for the season. Ms. Skuncik encouraged people to follow the park on Instagram and check the park website for updates. The report concluded with an update on the District's transition from traditional landscaping practices in the park to organic practices that will take several years.

Discussion continued on the great condition of the park lawn.

7. PRESENTATION BY STACEY MESSIER AND REILLY KONS REGARDING ACTIVITIES AT CAMBRIDGE INNOVATION CENTER AND VENTURE CAFÉ.

Ms. Skunick introduced Ms. Messier of Cambridge Innovation Center (CIC) and Mr. Kons of Venture Café. She stated the last presentation before the Commission from these organization had been four years ago and reminded the Commission that there was a significant incentive provided to the organizations out of the 195 Project Fund.

Ms. Messier used a Power Point presentation to provide an update on CIC. Her presentation included an overview of CIC, CIC's support in an innovation ecosystem, fast facts about the Providence location, client companies and industries in the Providence location, offshore wind cluster in the Providence location, and CIC Providence client success stories.

Discussion continued on ways to help companies grow and expand clusters, the origin of companies leasing office space in CIC, and about future proposed space in the proposed development on Parcel 1a.

Mr. Kons used a Power Point presentation to provide an update on Venture Café Providence. His presentation included an overview of Venture Café, how they activate spaces, 2023 accomplishments, the top five visitor industries, quotes from community surveys, notable activations, and 2024 highlights to date.

There was no further discussion.

4. PRESENTATION BY CV PROPERTIES REGARDING THE APPLICATION FOR CONCEPT DESIGN APPROVAL FOR THE PROPOSED DEVELOPMENT ON PARCELS 14 AND 15.

Chairperson Crisafulli explained this was the first step in the design review process and that there would not be a vote held to consider the approval of the concept plan at this meeting. He continued to explain that in addition to the Commission's design review process, this project would also have to go through the City's design review process because the project is located in both jurisdictions. He then introduced Dick Galvin of CV Properties.

Mr. Galvin introduced the project team and provided a brief overview of the project. He stated that the project was a multi-phase project in partnership with Brown University, which entailed significant documentation and due diligence resulting in the current design that does not include the previously proposed underground parking.

He then used a Power Point presentation to present the following: a site plan of the residential ground floor access diagram, a site plan of the residential typical floor, a site plan of the phase two full build, and a site plan of the phase two full-build parking. Jesse Eveler of SGA, the project architect, continued to present the building design view from 195 District Park of southeast corner, the building design's east elevation, the building design's north and south elevations, the building design's west elevation, the building design's façade at the top, the building design façade detail at the base, the public realm view from across the Providence River, the building design's view from 195 District park of southwest corner, the building design view of the northeast corner, the public realm site section at Peck Street retail, the public realm site section at Peck Street entrance, and public realm precedent images.

Discussion continued on the property lines and jurisdiction on permitting, the source of encourage to break down the massing, the existing parking lot, need for additional parking, the importance of Peck Street and Dorrance Street to the project, and any requested modifications to date.

5. PRESENTATION BY UTILE, INC. REGARDING THE APPLICATION BY CV PROPERTIES FOR CONCEPT DESIGN APPROVAL FOR THE PROPOSED DEVELOPMENT ON PARCELS 14 AND 15.

Tim Love of Utile, Inc. summarized the memorandum outlining the comments of the design review panel on the proposed development on Parcels 14 and 15. He explained that this location is one of the most prominent of the District parcels, therefore urban design considerations are heightened. He stated that the façade and stepping work well, however the mullions and window treatments should be revisited.

Discussion continued on the importance of visual variety, the current design review process and

impacts to current building trends in the District, the massing, shadow lines, and addition of balcony space.

6. PUBLIC COMMENT REGARDING THE APPLICATION BY CV PROPERTIES FOR CONCEPT DESIGN APPROVAL FOR THE PROPOSED DEVELOPMENT ON PARCELS 14 AND 15.

Chairperson Crisafulli stated that there were not any neighborhood design representatives present, but that one had provided comments in writing which was provided to Commissioners.

Two other members of the public provided comment which included reading the comments provided to the Commissioners by the neighborhood representative and concerns regarding its response to the site, lack of balconies and rooftop space, the building program, and the commercial-like design of the residential building. Other comments included considering event views from the building like Waterfire.

There was no further discussion.

7. DISCUSSION AND VOTE REGARDING THE ADJUSTMENT OF THE BOUNDARIES OF PARCELS P4 AND 42 TO BE CONSISTENT WITH THE DEVELOPMENT PLAN.

Ms. Skuncik used a Power Point presentation to present the proposed boundary adjustment of Parcels 42 and P4. Her presentation included the original configuration of Parcel 42 and the 2023 Development Plan update to the boundary of Parcel 42. She explained the vote was a legal requirement to approve the changes to the lot lines in order to file the application with the City of Providence.

There being no further discussion, upon motion made by Dr. Bready and seconded by Mr. Masino, the following vote was adopted:

VOTED: That the resolution regarding Parcels 42 and P-4 (a copy of which had been circulated to the members and is attached hereto as Exhibit A), be, and it hereby, is adopted and approved.

Voting by in favor of the foregoing were: Chairperson Crisafulli, Mr. Masino, Ms. Smith, Mr. McNally, Dr. Bready, and Mr. McCann.

Voting against the foregoing were: None.

10. VOTE TO ADJOURN.

Chairperson Crisafulli stated that the August meeting would be canceled.

There being no further discussion, upon motion made by Mr. McNally and seconded by Dr. Bready, the following vote was adopted:

VOTED: That the meeting be adjourned.

Voting by in favor of the foregoing were: Chairperson Crisafulli, Mr. McCann, Ms. Smith, Mr. McNally, Dr. Bready, and Mr. Masino.

Voting against the foregoing were: None.

The meeting was adjourned at 6:19 P.M.



Marc Crisafulli, Chairperson

EXHIBIT A

I-195 REDEVELOPMENT DISTRICT

RESOLUTION REGARDING PARCELS 42 and P-4

May 15, 2024

- WHEREAS:** The I-195 Redevelopment District (the “District”) was created and exists as a public corporation, governmental agency and public instrumentality of the State of Rhode Island under Chapter 64.14 of Title 42 of the General Laws of Rhode Island (the “Act”); and
- WHEREAS:** The District is the owner of Parcels 42 and P-4 of the I-195 Redevelopment District; and
- WHEREAS:** The District, acting through its commission (the “Commission”), has determined to adjust the boundary lines of Parcel 42 in order to make Parcel 42 more suitable for development; and
- WHEREAS:** The Development Plan of the District contemplates such reconfiguration; and
- WHEREAS:** Parcel 42 abuts Parcel P-4 and any adjustment of the boundaries of Parcel 42 will require a corresponding adjustment of the boundaries of Parcel P-4; and
- WHEREAS:** The Commission will apply to the City of Providence for approval of an administrative subdivision which will adjust the boundaries of Parcels 42 and P-4 as shown on a subdivision plan prepared by Waterman Engineering Company and entitled “Administrative Subdivision Plan A.P. 20, Lots 397 & 399 Dyer Street & Peck Street Providence, Rhode Island” dated April 11, 2024 (the “Subdivision Plan”), a copy of which Subdivision Plan is attached hereto as Exhibit A; and
- WHEREAS:** Pursuant to the Subdivision Plan (a) Parcel 42 will be reduced from 47,156 square feet to 37,067 square feet and (b) Parcel P-4 will be increased from 201,470 square feet to 211,561 square feet; and
- WHEREAS:** Section 42-64.14-5(a) of the Act authorizes the District, acting through the Commission, to take action at a public meeting to adjust the boundaries of Parcel P-4 provided that at all times Parcel P-4 shall contain no fewer than 186,186 square feet of land; and
- WHEREAS:** Upon recordation of the Subdivision Plan, Parcel P-4 will contain 211,561 square feet of land; and
- WHEREAS:** The Commission wishes to adopt the Subdivision Plan and authorize that, upon approval by the City of Providence, the Subdivision Plan be recorded in the

Land Evidence Records of the City of Providence (the "Land Evidence Records").

NOW, THEREFORE, acting by and through its Commissioners, the District hereby resolves as follows:

RESOLVED: Pursuant to Section 42-64.14-5(a) of the Act, the Commission hereby approves the Subdivision Plan and authorizes that, upon approval by the City of Providence, the Subdivision Plan be recorded in the Land Evidence Records.

