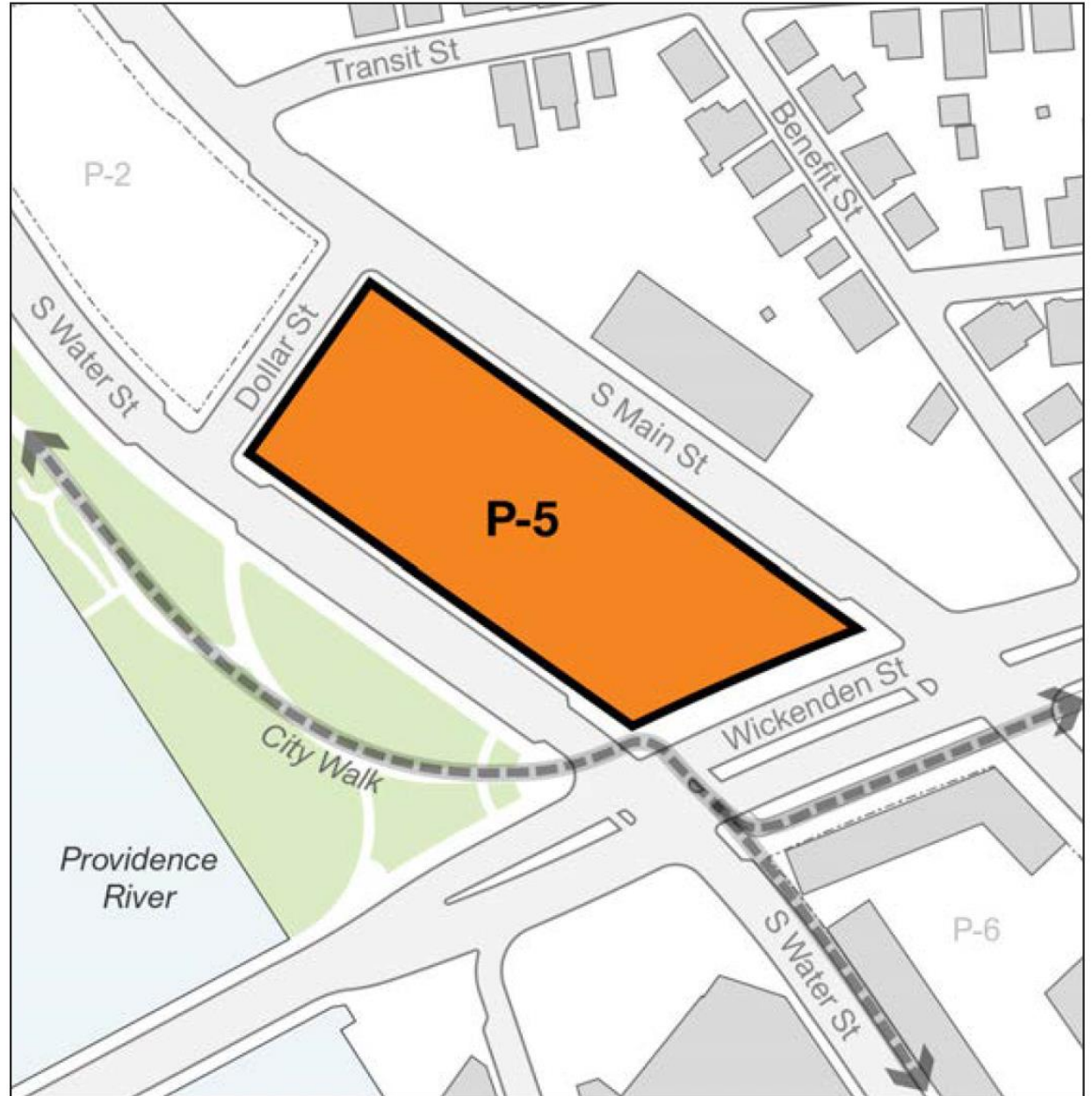


Parcel 5 – Land Use Regulations

- 1.49 acre
- Minimum building height: 2 story
- Maximum building height: 6 stories
- Proposals are encouraged to provide permeability through the parcel to provide pedestrian access to the east side of 195 District Park and the Providence River
- Proposals should consider the adjacency to City Walk and the strong pedestrian and bicycle desire line to and from the Michael S. Van Leesten Memorial Bridge when planning the uses and design of the ground floor
- Proposals should be designed to complement the historic context

From I-195 Redevelopment District Development Plan



Parcel 5 Request for Proposals

- **Issued:** April 29, 2024
- **Responses due:** August 23, 2024
- **Sought proposals** “from qualified developers with the ability to execute a high-quality, financially feasible project that advances the Commission’s economic development mission. Proposals can include any use or combination of uses”
- **No minimum purchase price**
- **Evaluation criteria:**
 - Programs that contribute to the overall mission of the District
 - Programs and design that contribute to the Development Plan’s stated goals for the East Side District
 - Clearly defined uses that activate the park and surrounding streets, particularly for ground-floor spaces
 - Design and site plans that enhance the adjacent park and surrounding urban environment, use high-quality materials, and demonstrate architectural excellence
 - If housing is proposed, inclusion of an affordable or workforce housing component
 - Designs that provide permeability through the site, particularly mid-block connections between South Water Street and South Main Street
 - Relevant experience of the development team
 - Financial feasibility, including amount of incentives required (if any), proposed purchase price, and annual park contribution
 - Readiness to proceed, particularly level of capital source and/or tenant commitments
 - Project teams that include women-owned or minority-owned business enterprises
 - Evidence of community support

Process

- **September Commission Meeting**
 - Developer presentations – limited to 12 minutes
 - Public comment
 - Written public comment accepted through October 2 – email to questions@195district.com
- **October Commission Meeting**
 - Commission vote to select finalists
- **Subsequent Commission Meetings**
 - Additional presentation from finalists
 - Urban design and financial consultant presentations
 - Commission votes to select preferred developer