



**I-195 Redevelopment District
Providence, RI**

**REQUEST FOR INFORMATION
Development Proposals**

Submit anytime up to May 1, 2014



Background

The I-195 Redevelopment District (the “District”) and its governing Commission (the “Commission”) were created in late 2011 to serve as the responsible authority for the sale, marketing and oversight of land made available in Downtown Providence as a result of the relocation of Interstate 195. The Commission sees the 19 acres of developable land as a once in generation opportunity to knit together the parts of the City formerly divided by the highway to create a dynamic center in the heart of the City to work, live and recreate.

The Commission is led by an Executive Director and a Board of Directors that includes seven individuals nominated by Governor Lincoln D. Chafee (with guidance from Providence Mayor Angel Taveras and House Speaker Gordon Fox) and approved by the Rhode Island Senate.

On April 24, 2013, Governor Lincoln D. Chafee and Rhode Island Department of Transportation (RIDOT) announced the formal completion of the land transfer process from the State to the District. Twenty-one separately platted parcels were conveyed, including 17 parcels totaling 19 developable acres, three parcels totaling 8 acres to be designated as park land, and one small undevelopable lot.

The Commission has worked to help shape open public spaces that include more than 350,000 square feet of park land, which will showcase the Providence waterfront and promote non-vehicular circulation. City zoning revisions are in place for the I-195 land (part of the zoning approved in summer 2012 for Downtown Providence) that increases flexibility and density; utilities are in place, including the relocation of the City’s primary electric feed by National Grid; and a Master Permit process was approved in late 2013 for the entire district to meet the combined requirements of the Rhode Island Department of Environmental Management (RIDEM) and the Coastal Resources Management Commission (CRMC). The City, State and urban neighborhoods fully support this project.

On April 8, 2013, RIDOT began construction on “Iway Contract 14” to prepare the 195 land for development. This work will install utilities and establish street alignments to serve the 195 land between the Providence River west to the I-95 corridor. In late 2013, a similar project began to restore city streets on the east side of the Providence River as well as resurfacing and landscaping work. Work in 2015 will include the construction and landscaping of the park areas on the three parcels totaling eight acres referenced above, and the construction of a pedestrian bridge on the footings of the old Providence River Bridge, with expected bridge completion in early 2016.



Process

The Commission is seeking forward-thinking development proposals from developers, businesses or institutions with the background, knowledge, technical expertise and demonstrated record of implementation to ensure successful projects. Interested parties may submit proposals on individual parcels or multiple parcels, with the caveat that once title is taken, the developer has one year to start construction and three years in which to complete. Land banking for phased developments, unless within a parcel itself, is not permissible. Interested parties are encouraged to team with others or propose subdivision of parcels if a development plan is better served by subdivision to permit multiple uses. They may also propose development of multiple parcels simultaneously. Proposals are due anytime up to May 1, 2014 for this first round of submissions.

Questions: Please direct any questions to the Executive Director via email (jbrodie@195district.com). Questions will be answered during scheduled meetings between the proposer and the Executive Director during the RFI time period. In addition, there will be two public informational sessions and weather permitting, site tours on:

February 25, 2014 and
March 25, 2014.

These sessions will be held at 11:00 a.m. at the Rhode Island Commerce Corporation, 315 Iron Horse Way, Providence, Rhode Island, with a site tour immediately thereafter. Advance notice of attendance is required.

Rolling Submission Reviews: No development proposals will be considered unless a response to this RFI has first been submitted and approved as complete. Submissions that do not meet the May 1, 2014 deadline, may submit after that date for review by the Executive Director for completion, but will not be reviewed for selection by the Commission until after August 1. Submissions that miss the August 1, 2014 deadline, may submit after that date and will be reviewed by the Executive Director but will not be reviewed by the Commission until after November 1. Every three months, the proposals that have been recommended by the Executive Director during the prior three months will be reviewed by the Commission at its regularly scheduled monthly Board meetings, until all have been discussed. Additional meetings can and will be scheduled if necessary to insure that all proposals will be reviewed, including interviews if desired, within 60 to 90 days.

This 3-month review process is described in the Developer's Toolkit under Section A-4 "Time to Approval".

Developer's Toolkit

A Developer's Toolkit has been created to explain the process and answer questions that facilitate proposals through awareness of what the Commission considers to be basic criteria and what will be considered exemplary. The Developer's Toolkit is also intended to provide the Commission with guidelines and criteria by which proposals can be fairly compared, reviewed and evaluated.

Included in the Developer's Toolkit are:

A. Approval Process

Zoning

Permitting

Selection criteria

Time to approval

Fees

B. Development Framework

Site environmental standards (and Remedial Action Work Plan)

Stormwater standards (for Water Quality Certificate)

Urban Coastal Greenway standards (Parcels 2, 5, 14)

District character

Transportation choices and parking

Street types

Sustainable design

Parcel development and design guidelines

Interim parcel programming

C. Parcel Development and Design Guidelines

Parcels 2, 5, 6, 8, 9, 14, 22, 25, 27, 28, 30, 34, 35, 37, 41, 42

In addition, several educational institutions, including Brown, Johnson and Wales, Roger Williams and the University of Rhode Island, as well as the Providence Department of Planning and Development, State Planning and various neighborhood associations have over time made the 195 land the subject of city planning and architecture studies, master plans and broader initiatives. Many of these plans and studies are available on the websites of the City of Providence (<http://www.providenceri.gov/planning/planning-projects>) and the State of Rhode Island as well as the websites of the various universities. Specific requests to the City of Providence for information not found on the City's website can be made by contacting the Providence Department of Planning and Development at 401-680-8400. Review and incorporation of these documents are part of the background for a successful development proposal.



Deliverables

Once a development proposal has been reviewed and assessed for completeness by the Executive Director, the respondent will be invited to make a presentation to the Commission at a public meeting.

Proposals should include those items specifically identified in the Developer's Toolkit as Level One in Selection Criteria, generally including:

- A. Graphics that explain zoning compliance, conceptual program and site plan, massing, sustainability plan, phasing (within site), parking and rendering.
- B. Narrative that explains:
 - Ability to meet threshold requirements
Commercial uses: employment, size, populations served
Residential uses: unit counts, size, populations served
 - How the proposal meets The LINK's stated goals
Contribution to the quality of the broader neighborhoods and districts
Economic development potential
 - Experience and references
Development entity
Development team
 - Conceptual business plan
Feasibility
Subsidy requests if any
Financial capacity
Purchase price, terms and conditions

Proposals will be evaluated by the Commission based on factors identified and described in Section A-3 "Selection Criteria" of the Developer's Toolkit, including proposals with "Threshold Requirements Satisfied" and those which merit "Bonus for Exemplary Response to Criteria".



Please submit five (5) hard copies of the Proposal and one digital copy on CD (pdf format) anytime before 12:00 P.M. on May 1, 2014.

Please direct proposals to:

Jan A. Brodie, Executive Director
I-195 Redevelopment District
315 Iron Horse Way, Suite 101
Providence, RI 02908
401-383-5900 (w)

The Commission reserves the right to determine which respondents, if any, have met the requirements of this RFI and whom it wishes to interview. The Commission will make selections based on what the Commission believes, in its sole and absolute discretion, provide the greatest benefit to the Commission's mission. Further, the Commission reserves the right to cancel this solicitation prior to entering into any agreement with any qualified firm responding to this Request for Information, and by responding hereto, no firms are vested with any rights in any way whatsoever.

The Developer's Toolkit is available on The LINK website: www.195district.com. In addition, a printed copy may be picked up at 315 Iron Horse Way, Suite 101, during regular business hours (Monday - Friday).