

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

**REQUEST FOR PROPOSAL  
For A Design and Development Frameworks**

**DUE DATE  
July 12, 2013**

## **Background**

The I-195 Redevelopment District Commission was 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 20 acres of developable space as a once in generation opportunity to knit together the parts of the city formerly divided by highway, and create a dynamic center in the heart of the Knowledge District 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 Tavares and House Speaker Gordon Fox) and approved by the Rhode Island Senate. On April 24, 2013 Governor Lincoln D. Chafee and RIDOT announced the formal completion of the land transfer process between the State and the I-195 Redevelopment Commission. A total of 21 parcels were transferred, including 17 parcels representing 20 developable acres and three parcels totaling 8 acres to be designated as park land, (and one small, undevelopable lot).

The Commission has worked to help shape an open public space plan that includes more than 350,000 square feet of land to help showcase the Providence waterfront and promote non-vehicular circulation. City zoning revisions are in place for the 195 properties, (part of the zoning approved in Summer 2012 for the entire Knowledge District) 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 will be in place for the entire district to meet the combined requirements of RI Department of Environmental Management (RIDEM) and (Coastal Resources Management Commission) this fall.

On April 8th, 2013, construction officially began on the "Iway Contract 14" portion of the land by RI Department of Transportation (DOT) to prepare it for development, which will establish utilities and street alignments to serve the new parcels between the Providence River and the I-95 corridor. In late 2013, a similar project will begin to restore city streets on the east side of the Providence River as well as resurfacing and landscaping work on I-95. Work in 2014 includes the construction of a pedestrian bridge on the footings of the old Providence River Bridge and the realignment of Gano Street in the area of Washington Bridge, with the establishment of the park areas in 2015.

## **Scope of Work**

The Commission is seeking a forward thinking urban design firm with the background, knowledge, technical expertise and demonstrated record of innovation to help with the overall concept, planning and writing of a Design and Development Framework by which new developments can be guided, reviewed and ultimately selected. The Commission is looking for an end product that will inspire and excite, and include the following components.

- The City of Providence and State of Rhode Island has unique attributes that are well described and known by locals. The Frameworks guidelines will incorporate the marketing message done by others (Chamber of Commerce, RI EDC, Providence Foundation, for example) and further promote "why Providence".

- The universities, including Brown, Johnson and Wales, Roger Williams, URI, as well as City Planning, State Planning, federal grants, and Neighborhood Associations have all made the 195 lands the subject of city planning studios, master plans, and broader initiatives. These plans are all available and their review and incorporation are part of the successful firm's initial due diligence, as well as incorporation into the background for the Frameworks.
- The goal of the Commission's work is to achieve economic success for the City of Providence and State of Rhode Island through the development of the 20 acres of now-vacant developable land between the neighborhoods of DownCity and the Jewelry District in the middle of Downtown Providence. The parameters of how to define economic success is made a part of this RFP. A "Disposition Checklist will be generated, with a weighted scoring sheet used for proposal review.
- Zoning Summary (already approved) is to be included and fit studies done as examples.
- Design Guidelines, place making priorities, urban planning hierarchies, street activation, view corridors, and practical solutions to services and property management are requested.
- Permit Summary Guidelines, and sample schedule with department listings, (done by others) are to be included in the Frameworks package for developer and business investors to readily understand and plan for all federal, state and city permits.
- Environmental Summary, based on RIDEM/CRMC findings and work done by the Commission's engineers, will be provided and included in the Frameworks.
- Interconnected Open Spaces, walk ways and other public amenities are both a part of the 195 lands, and a direct link to the initiatives underway by Neighborhood Associations and City and State planning efforts. Discussions and incorporation are expected to be part of the plan.
- The 5-acre Park adjacent to the pedestrian bridge is a central feature of the 195 District and will include iconic public art. The urban design of the 195 properties will use this park to activate, excite and help define the entire redevelopment effort.
- Parking and Transportation suggestions and proposed solutions will be offered in the Frameworks package. The selected urban planning firm will suggest and participate in a parking and transportation workshop and discussions with City planners and engineers.
- Preferred Uses and economic studies (if needed, provided by others) to support these uses, are to be identified.
- Business Summary will be included, identifying costs and benefits to an investor, including tax rate, employment base, economic incentives, fee schedule for permitting

and reviews. This information will be provided by others, but presented by the planning firm.

- Covenants, Conditions and Restrictions (CC&R's) are requested, either parcel by parcel, or where appropriate for a collection of similarly programmed parcels.

### **Deliverables**

The final product will be an attractive, colorful Frameworks binder that will provide businesses, developers and investors all the information needed to make a proposal that meets the guidelines as set by the 195 Commission. The intention is to simplify and answer questions that facilitate proposals through awareness of what is acceptable and what is highly desirable, and very importantly, to spark interest from the business and investment communities. It is also intended to provide the Commission with guidelines and criteria by which proposals can be fairly compared, reviewed and judged.

The successful firm will be asked to work with a Subcommittee of the 195 Commission, and outside professionals, to synthesize opinions, viewpoints and explain the choices made. A presentation to the full Board at a public meeting will be expected.

In addition, the following materials are being requested:

- Presentation boards, slides, etc. for public meetings;
- Overall site plan with street layout and rough building footprints;
- Density plan, shadow studies, views;

### **Proposal Requirements and Selection Process**

Proposals should include the following:

- A general description of the master planning firm;
- A statement of the firm's particular qualifications for this development.
- A list of other relevant projects, including a brief description and reference contacts and phone numbers;
- A description of the team for this project, including key personnel, their resumes and specific roles;
- A description of any MBE/WBE or local participation either of the master planning firm itself or of its intended partners or subcontractors;
- Written proposal of 195 Redevelopment approach to processes and priorities.
- A detailed fee proposal with sub-pricing, and an outline of time assumptions.

Proposals will be evaluated based on Firm Capability and Concept (65%) and Fee Expectation (35%).

Please submit three (3) "hard" copies of the Proposal and one digital copy on CD by 12:00 P.M. on July 12, 2013.

Please direct proposals to:

Jan A. Brodie, Executive Director  
I-195 Redevelopment District  
315 Iron Horse Way, Suite 101  
Providence, RI 02908

Any questions you may have should be directed via e-mail to Jan Brodie at [jbrodie@195district.com](mailto:jbrodie@195district.com), by 12:00 pm, June 26, 2013. Responses will be posted by July 3, 2013. We appreciate your efforts in responding to this request and look forward to receiving your proposal. The Master Planner will be selected through a review of proposals and interviews by the Executive Director and the Commission SubCommittee, with final approval by the full Board of Commissioners.

195 Commission reserves the right to determine which Respondents have met the basic requirements of this RFP, whom it wishes to interview, and whom it selects based on which the Commission believes in its sole and absolute discretion, provides the greatest benefit to the Commission. Further, the 195 Commission reserves the right to cancel the solicitation prior to entering into any agreement with any qualified firm responding to this Request for Proposals, and by responding hereto, no firms are vested with any rights in any way whatsoever.

Firms are encouraged to review materials on the Providence Department of Planning & Development website: [www.providenceri.gov](http://www.providenceri.gov)

Attached: 195 Parcel Map and Area Uses

### LAND USE KEY

- RESIDENTIAL
- MIXED-USE
- COMMERCIAL / ENTERTAINMENT
- OFFICE
- GREEN SPACE
- HEALTHCARE
- UNIVERSITY
- GOVERNMENT / INSTITUTIONAL
- INDUSTRIAL

