

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION

PUBLIC SESSION

August 28, 2013

The I-195 Redevelopment District Commission (the "District") met on Wednesday, August 28, 2013, in Public Session, beginning at 12 P.M., at the offices of the Rhode Island Economic Development Corporation, located at 315 Iron Horse Way, Suite 101, Providence, Rhode Island, pursuant to notice of the meeting to all Commissioners and public notice of the meeting, a copy of which is attached hereto, as required by applicable Rhode Island law.

The following Commissioners were present and participated throughout the meeting as indicated: Chairperson Colin Kane, Ms. Diana Johnson, Mr. John Kelly, Mr. Mark Ryan, Dr. Barrett Bready and Mr. Michael Van Leesten. Also present was non-voting Commissioner, Mr. Ruben Flores-Marzan.

Members absent: Ms. Barbara Hunger.

Also present were Ms. Jan Brodie, Executive Director, Mr. Michael Walker, as staff assigned by the Rhode Island Economic Development Corporation, and Ms. Kate Holguin, Project Associate.

Chairperson Kane called the meeting to order at 12:10 P.M.

Chairperson Kane stated that the focus of the meeting was not presentation but discussion and was an opportunity to introduce the Commission's fully formed team for the first time: Ms. Dyana Koelsch, Mr. Nick Dana and Ms. Cassie Dana from DK-Communications, LLC, Mr. Tim Tait and Mr. Joel Gear from Malcolm Gear Designers, Inc., Mr. David Dixon and Mr. Ben Carlson from Goody Clancy and Ms. Holguin.

Chairperson Kane welcomed the Commissioners and stated they have an ambitious agenda. The purpose of the meeting was to get more of an understanding of the Commission's objectives relative to the use and disposition of the I-195 property, with a goal to complete the process by the end of the year. The Seward Park redevelopment in the Lower East Side of New York City was presented as an example of a public offering as it relates to the I-195 Commission's objectives.

1. VISIONING SESSION FOR THE I-195 LAND

Mr. Dixon asked the Commissioners to introduce themselves and state what they hope to see in terms of an overall outcome for the I-195 land. Mr. Bready introduced himself and stated that the Commission's mission is economic development. Chairperson Kane stated that the Commission's mission is to take advantage of the rare opportunity to provide a fully-permitted, pad-ready site, but also address the functional realities. Mr. Van Leesten stated that the Commission's mission is economic development and job creation, especially for the city's

underserved communities. Ms. Johnson stated that the Commission's mission is to keep high standards while being realistic. Mr. Flores-Marzan introduced himself and stated that the Commission's mission is job creation and to foster opportunity. Mr. Kelly stated that the Commission's mission is everything previously stated, but also to have this project serve as a best-model practice and make Providence a magnet for professionals between ages 25 and 55. Mr. Ryan stated that the Commission's mission is streamlining economic development and job creation.

Mr. Dixon stated that today's jobs follow people who can do them, rather than the other way around. By working on Kendall Square in Boston, it is evident that competitiveness between cities is much more important than before. The big questions for the meeting are market economics, feasibility and equity. Regions are more competitive if they demonstrate they can expand their workforce. Mr. Van Leesten referenced urban revitalization projects that have created excitement in Providence, noting the importance of understanding the dynamics of people in the city. Ms. Johnson stated the need to legitimize the project to the outside world.

Mr. Dixon stated the need to talk through the market realities side of the project. Two-thirds of the young professional workforce are looking for lifestyle, and that creative workers seek city centers. Providence currently has a 97 percent residential occupancy rate, suggesting demand for new residential development. The continuity of the I-195 parcels is also a strong asset. Chairperson Kane stated that today, moderately-size rental apartments are feasible in Providence, but speculative office market is non-existent. There are strong retail corridors, where rent is not too high, but there are many neighborhoods that are underserved in a neighborhood perspective. For example, there are no supermarkets downtown.

Changing policies and adding incentives in Rhode Island so that Massachusetts doesn't lure away businesses was mentioned. Betaspring, RISD's creative market connections and URI's new initiatives were identified as already existent strengths. Areas in need of improvement are the pedestrian linkage to the hospital district, increased utilization of the riverfront and encouraging links between the neighborhoods on the western side of the highway overpasses that currently don't encourage crossing.

Mr. Dixon stated that an intensely packed, walkable district is an important asset. It was noted that the residential market on the east side is dominated by the student rental market and that with the return of the historic tax credits, the housing gap in downtown could be reduced. There was agreement on the need to maximize economic development through agreed upon policies and an agreed upon vision.

Mr. Ryan stated that there is too much time being spent looking inward, rather than outward, and there is a need for Goody Clancy to tell the Commission what people from outside of Rhode Island want, because anything from the city, state, legislature and executive branch is possible. Ms. Johnson stated there might be places the Commission can learn from, but to roll over and absorb another city as a model is not the solution. Phasing and clustering of parcels will be the topic of further discussion in upcoming weeks.

Mr. Carlson stated that there will be initial research about strategy from parcel to parcel, as well as updates on a monthly basis. Bi-weekly updates were requested. Mr. Tait stated that there is a need to create a mark for the Commission that promotes and builds anticipation. Mr. Dixon stated that, in the course of the next five weeks, Goody Clancy will begin to fill in how the vision for the land is brought to market. Chairperson Kane stated that the frameworks should be rolled out to the Mayor and Governor by late fall at the earliest. Chairperson Kane suggested the next meeting of the Subcommittee regarding visioning should take place on Thursday, October 3, 2013 from 10 A.M. to 12 P.M.

There being no further business in the Public Session, upon motion duly made and seconded, the meeting was adjourned at 2 P.M.



Colin P. Kane
Chairperson

I-195 REDEVELOPMENT DISTRICT COMMISSION

PUBLIC NOTICE OF MEETING

A meeting of the I-195 Redevelopment District Commission will be held at **Rhode Island Economic Development Corporation, 315 Iron Horse Way, Providence, Rhode Island**, on **WEDNESDAY, AUGUST 28, 2013**, beginning at **12:00 Noon**, for the following purposes:

Call to Order: The Chairperson

1. Welcome by the Chairperson.
2. Meeting with Representatives of Goody Clancy LLC, Consultants to the Commission, Regarding Design and Development Strategies for I-195 Surplus Land. Representatives of DK Communications and Malcolm Gear Designers, Consultants to the Commission, Will Also be in Attendance to Discuss Identity and Public Relations Strategies.
3. Vote to Adjourn.