

# REVITALIZING NEW ENGLAND: BROWNFIELDS SUMMIT 2022

## Rhode Island State Showcase Driving Renewal in the I-195 Redevelopment District

May 18, 2022

1:00pm – 2:15pm

Concurrent Session 2A – Solarium Ballroom



PROVIDENCE  
INNOVATION & DESIGN  
DISTRICT



# Agenda

- Welcome and Introductions
- I-195 District Overview
- Creative Interagency Regulatory Coordination
- Remediation and Redevelopment
- Financial Strategies to Support Development
- Questions and Discussion

# Welcome and Introductions



Kelly Owens (Moderator)  
Associate Supervising Engineer

RI DEM  
Office of Land Revitalization &  
Sustainable Materials Management



Ashley Blauvelt, PE  
Environmental Engineer IV

RI DEM  
Office of Land Revitalization &  
Sustainable Materials Management



Caroline Skuncik  
Executive Director

I-195 Redevelopment District



Patrick Dowling, CPG  
Associate | Department Manager

Fuss & O'Neill



# I-195 Redevelopment District Overview and Status



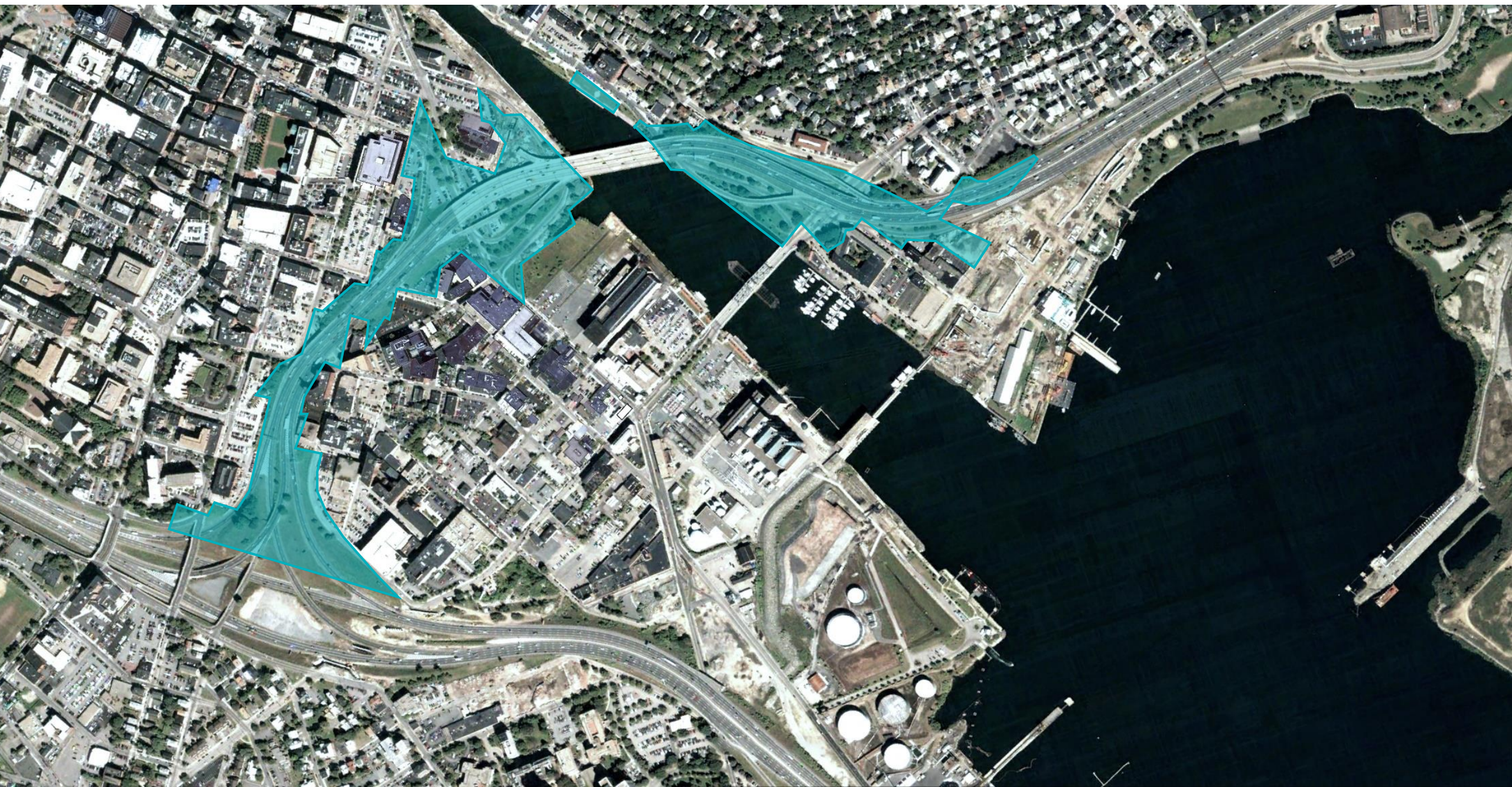


# District Origin



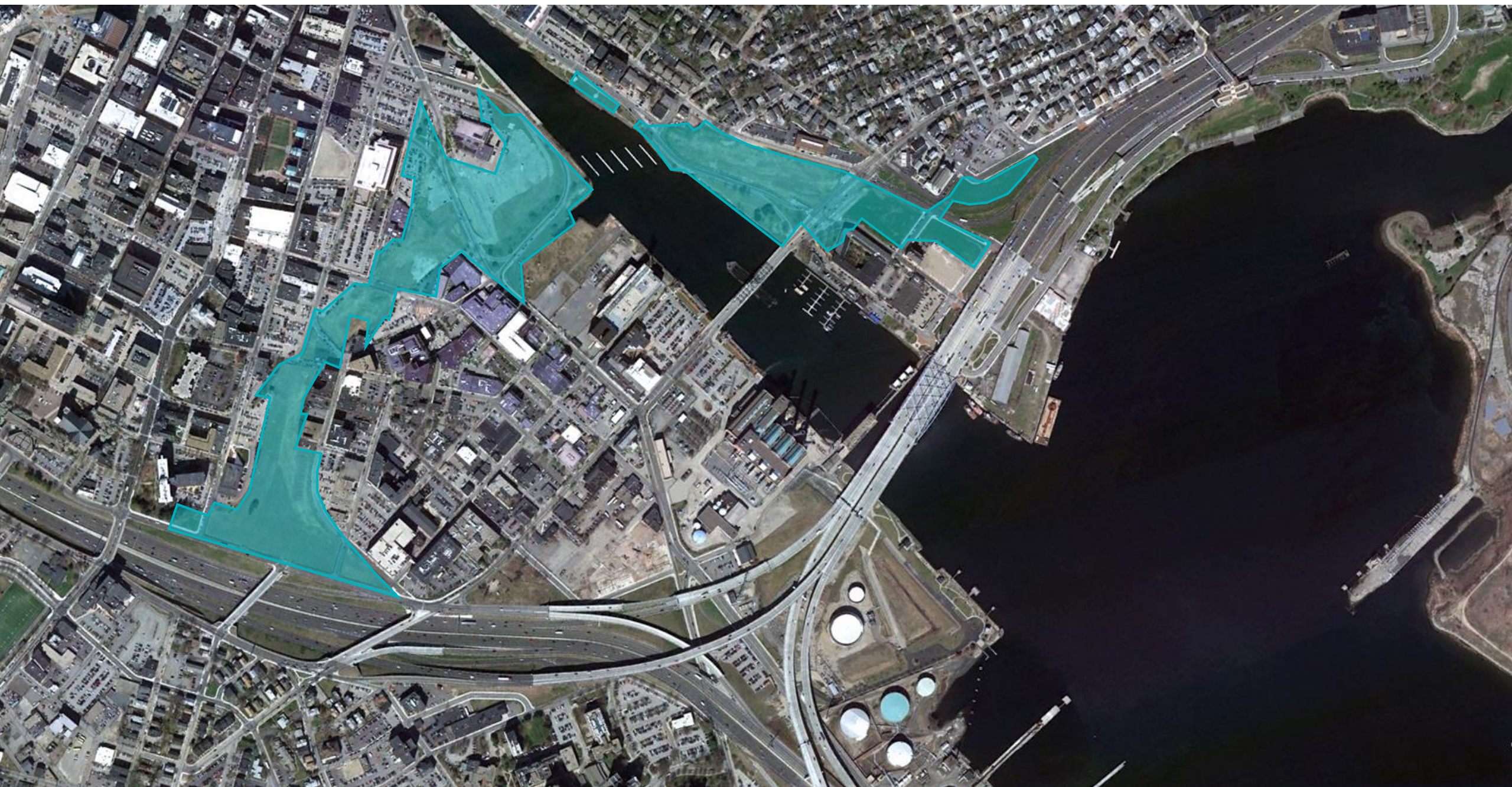


# I-195 Corridor Redevelopment: October 2004



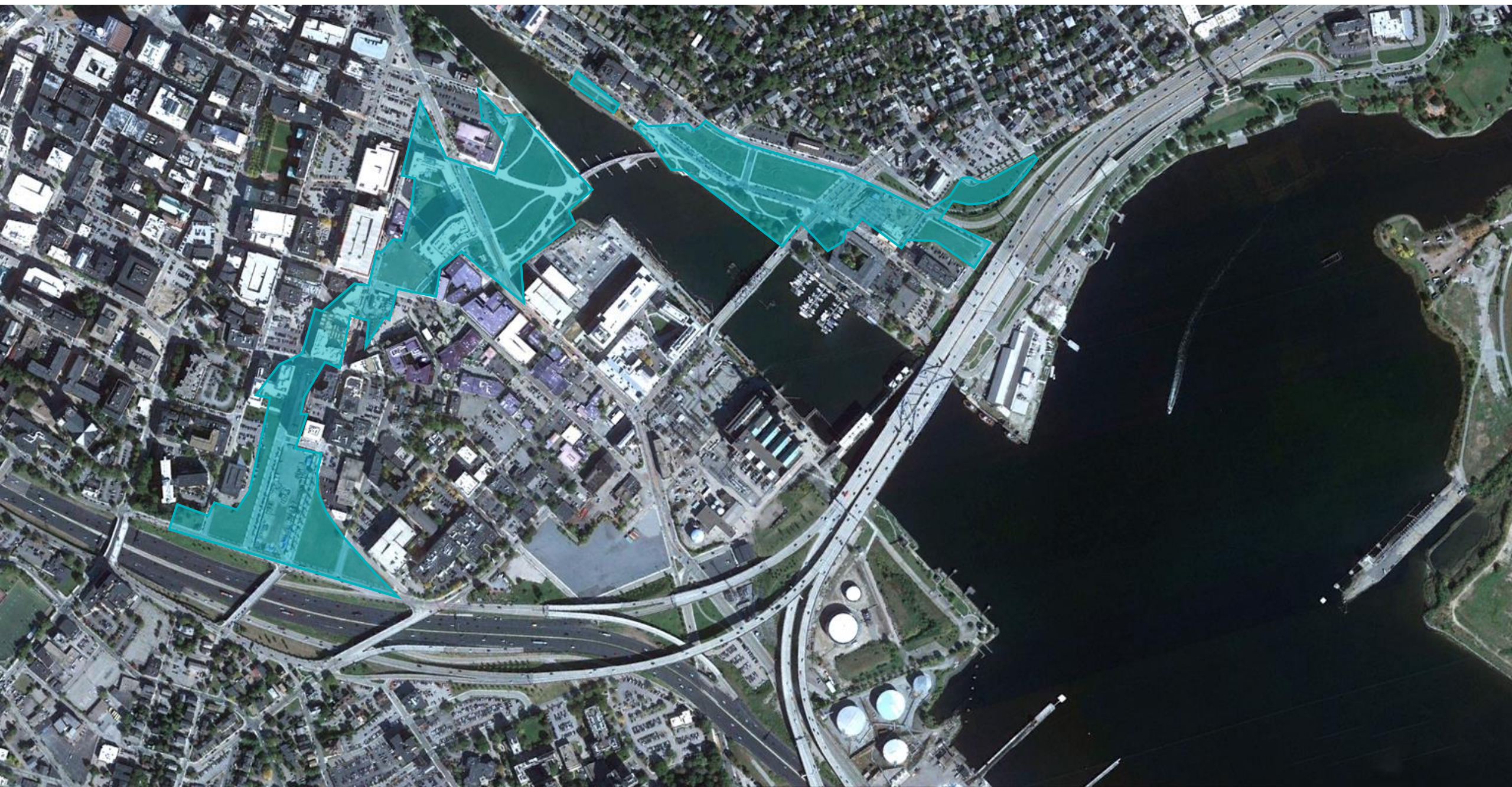


# I-195 Corridor Redevelopment: April 2012





# I-195 Corridor Redevelopment: October 2021





# Organization & Redevelopment Objectives

- Organizational Structure & Authority

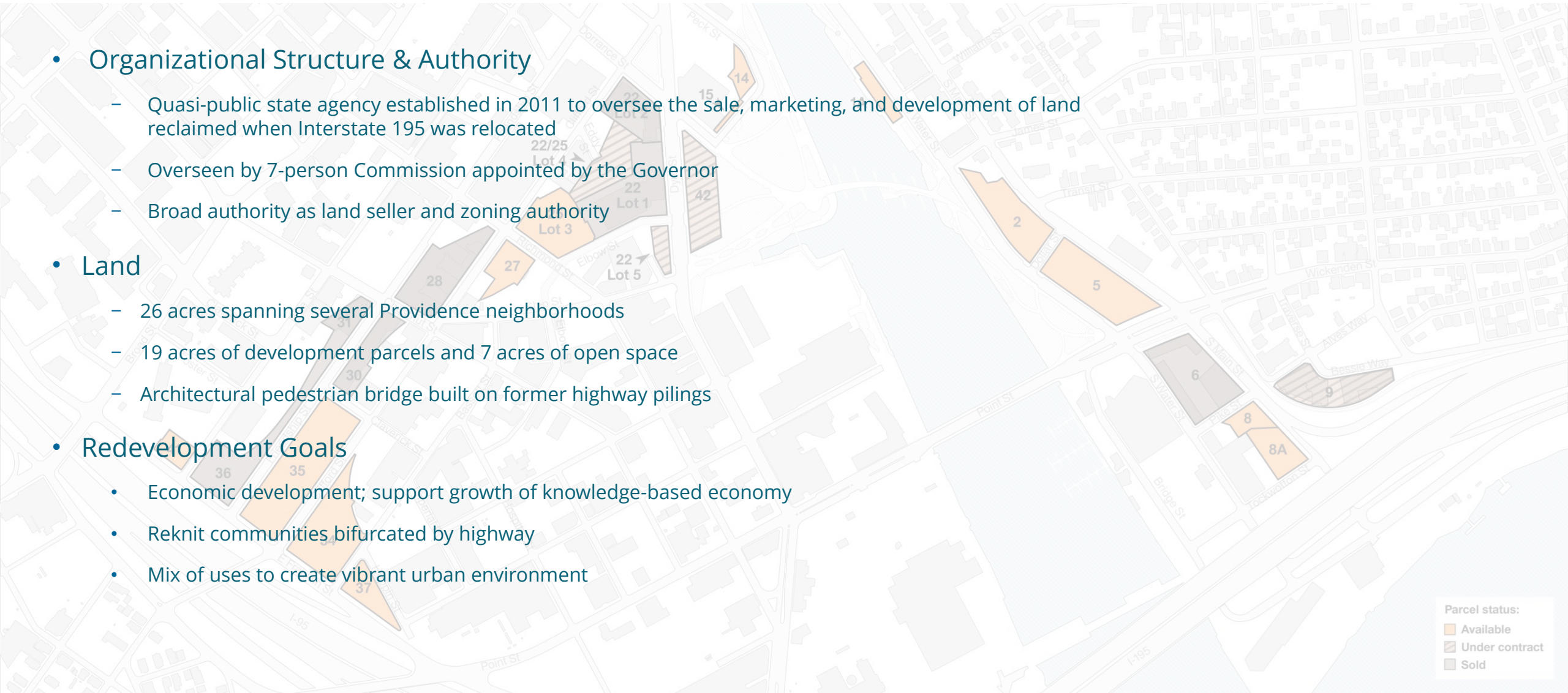
- Quasi-public state agency established in 2011 to oversee the sale, marketing, and development of land reclaimed when Interstate 195 was relocated
- Overseen by 7-person Commission appointed by the Governor
- Broad authority as land seller and zoning authority

- Land

- 26 acres spanning several Providence neighborhoods
- 19 acres of development parcels and 7 acres of open space
- Architectural pedestrian bridge built on former highway pilings

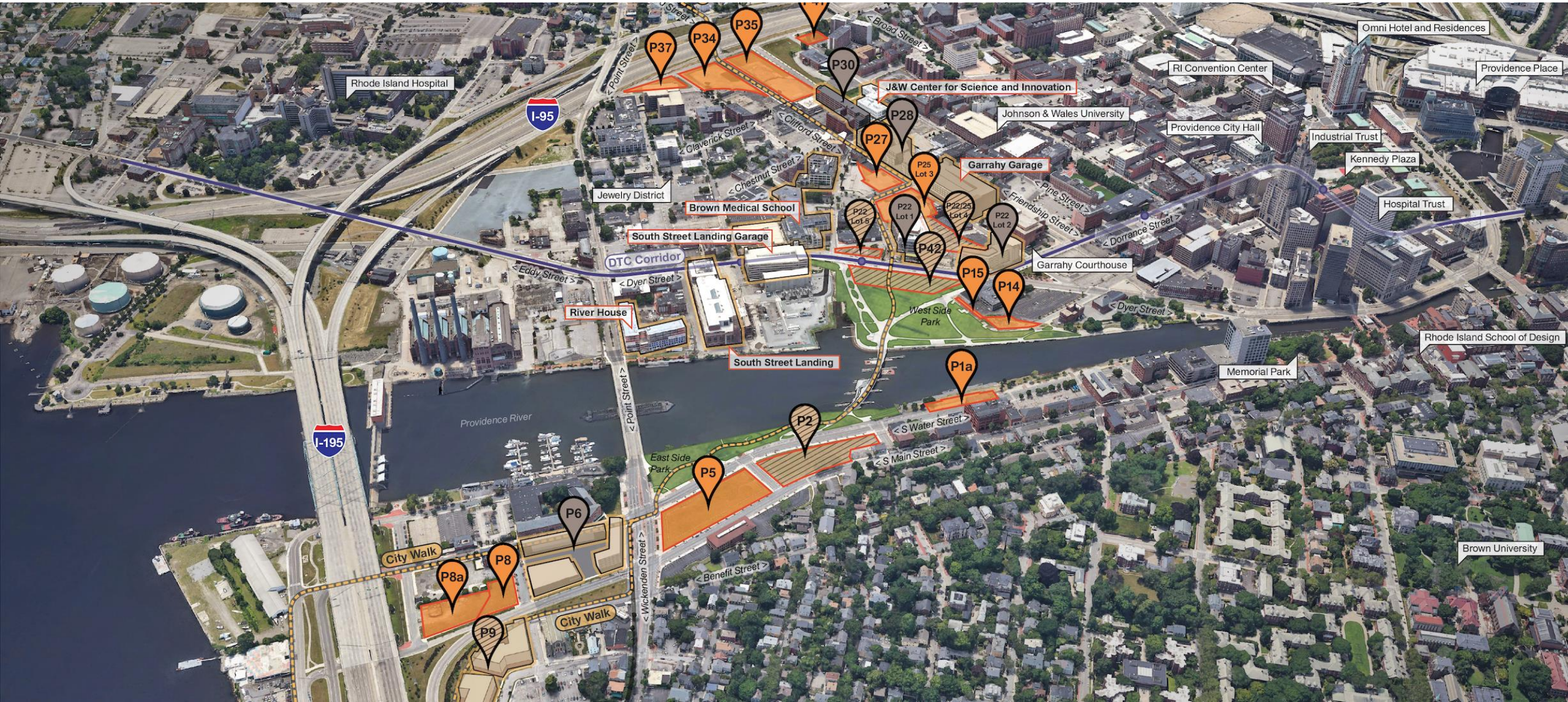
- Redevelopment Goals

- Economic development; support growth of knowledge-based economy
- Reknit communities bifurcated by highway
- Mix of uses to create vibrant urban environment





# District Today





# Status of Build Out

- Development Projects

- 5 parcels sold, 5 additional parcels under agreement
- 12 uncommitted parcels supporting over 5M SF of development

- Infrastructure

- Providence Innovation District Park, 7-acre waterfront park completed in 2021
- Michael S. Van Leesten Memorial Bridge completed in 2019
- Clifford Street Garage, 1200-space parking garage owned by state completed in 2020
- Downtown Transit Connector bus rapid transit route completed in 2020
- Bike infrastructure improvements throughout District





# Creative Interagency Regulatory Coordination

- RIDEM

- Office of Land Revitalization & Sustainable Materials Management (former Office of Waste Management)
  - *State Site Remediation*
  - *Underground Storage Tank Program*
- OWR
  - *RIPDES*
  - *Water Quality Certification Program*
- Office of Customer & Technical Assistance
  - *Pre-Application Assistance*
  - *Program Coordination, Streamline Permitting*

- I-195 Redevelopment Commission

- Oversight, Management of Parcels until each is sold, Marketing of Parcels

- RIDOT

- RIDOT is responsible for the remediation and development of the Park Parcels (Contracts 15 & 17) and the now completed Pedestrian Bridge (Contract 16)



# Interagency Regulatory Coordination, Continued...

- Office of Water Resources
  - RIPDES
- CRMC
  - Onsite Stormwater Management
  - Coastal Features
- City of Providence
  - Management of Street Stormwater, Catch Basins
- Utilities
  - NBC, National Grid, Providence Water Authority



## Master Plan Approach for Stormwater Management:

- District-wide Stormwater treatment volume
- BMPs allowed to be installed anywhere in the district
- Quicker review time for developers
- Infiltration requirement could be met by balancing across parcels





# Supporting Brownfield Funding

## EPA

- 2014 - \$200,000 Assessment Grant, District-Wide (to Commission)
- 2015 - \$200,000 Clean Up Grant, Parcel 30 (to Commission)

## Sub-Grant via 128a

- 2013 - \$25,000 – Assessment, District-Wide (Commission)
- 2014 - \$27,700 – Parcel 30, LDI (Commission)

## State Brownfields Redevelopment Grant

- 2016 - \$100,000 Reimbursable Remediation Grant for Parcel 30 (to Developer)

## CommerceRI

- 2017 - \$125,000 RLF for Part of Parcel 25 (Lot 404)



# Streamlined Approach to Permitting – Site Assessment

- RIDEM / OCTA

- Coordinated with all applicable programs at RIDEM to consider all 21 Parcels as a single, 26-acre site

- One Site Investigation

- Approx. 150 Soil Borings & 26 Monitoring Wells
- Approx. 300 Soil Samples – Majority of District land was impacted solely by the presence of anthropogenic fill (urban fill) constituents – PAHs, arsenic, lead, and beryllium, and a few spots with elevated TPH concentrations
- Groundwater:
  - *Parcel 8 – Toluene, none found in site soils – gone by next monitoring event*
  - *Parcels 25 – Vinyl Chloride bounding around the GB standard in one well, no CVOCs in soil*
  - *Parcel 30 – CVOCs in soil – Addressed in separate “Limited Design Investigation” (LDI) and managed on a separate track*
  - *JWU Parcels 31 & 36 – CVOCs in groundwater, some in soil – separate permit process handled by JWU. Notable based on proximity to Parcel 30.*



# Streamlined Approach – Remedial Approval

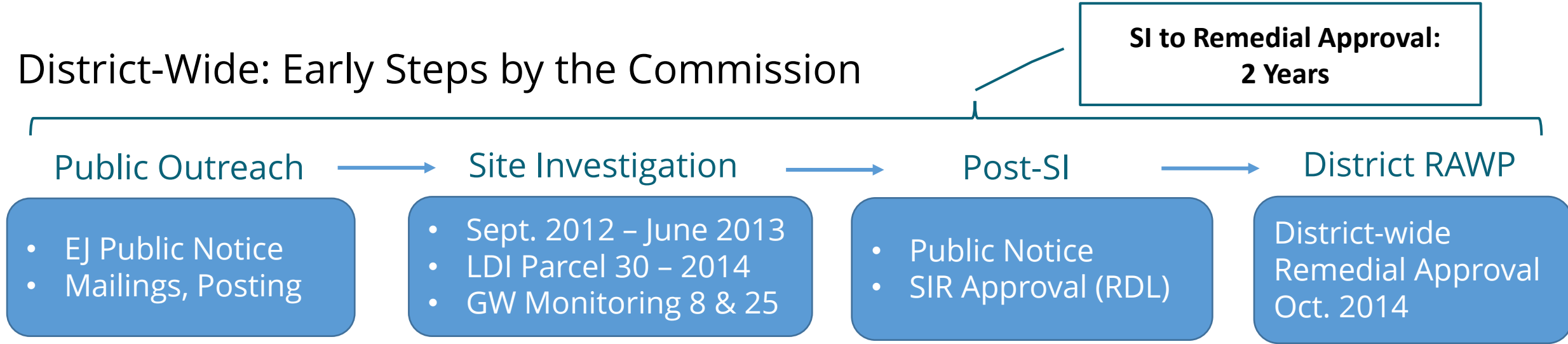
- District-Wide Remedial Action Work Plan (RAWP)
  - Pre-Approved Capping Specifications
  - GW Monitoring – Parcels 8, 25, and 30
  - Vapor Barrier on 8, 25, and 30
  - ELUR – Parcel Specific
- Limited Design Investigation on Parcel 30 – Separate Timeline & Approval
  - Commission operated SVE to treat CVOC Impacted Soils, GW Monitoring
  - CVOC remediation completed Sep. 2017. Parcel issued Remedial Approval Letter to line up permitting with the other district parcels
- Consistency Determinations – Parcel Specific
  - Consistency Determination plan outlining parcel specific development plan, soil/GW management, Site Plan
    - Cap layout
  - Adherence and Deviation from District-wide RAWP & Approval



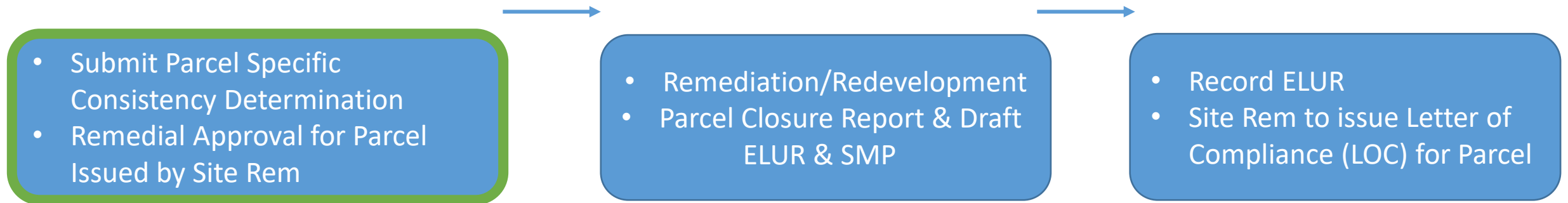


# Site Remediation Process Breakdown

## District-Wide: Early Steps by the Commission



## Individual Parcel Development: Steps for Developer/Purchaser



**Avg. 10 business days from Parcel-Specific Consistency Determination Plan to Approval!**



# Parcel Redevelopment Status & Interim Uses

- Consistency Determination Plan Approvals so far
  - 5 Total → Parcels 22/25 Lot 400, 22/25 Lot 401, 6, 28, and 30
- Letters of Compliance issued (or Interim LOCs)
  - Parcel 22/25 Lot 400 → Interim LOC (Feb. 2020), Quarterly GW Monitoring
  - Parcel 30 → Interim LOC (Nov. 2021), Quarterly Air Monitoring in one section
- Interim Uses – Case by Case Approval
  - Parcel 22/25 Lot 403 – Snack Shack w/ decking
  - Parcel 22/25 Lot 402 – Temporary Parking supporting parking garage rebuild
  - Parcel 22/25 Lot 403 – Construction Staging
  - Parcel 28 – Temporary Parking
  - Parcel 35 – Parking Garage stockpiling 2018-2020, Stockpiling for N'Grid Q&R 2020



# Further Flexibility & What Worked

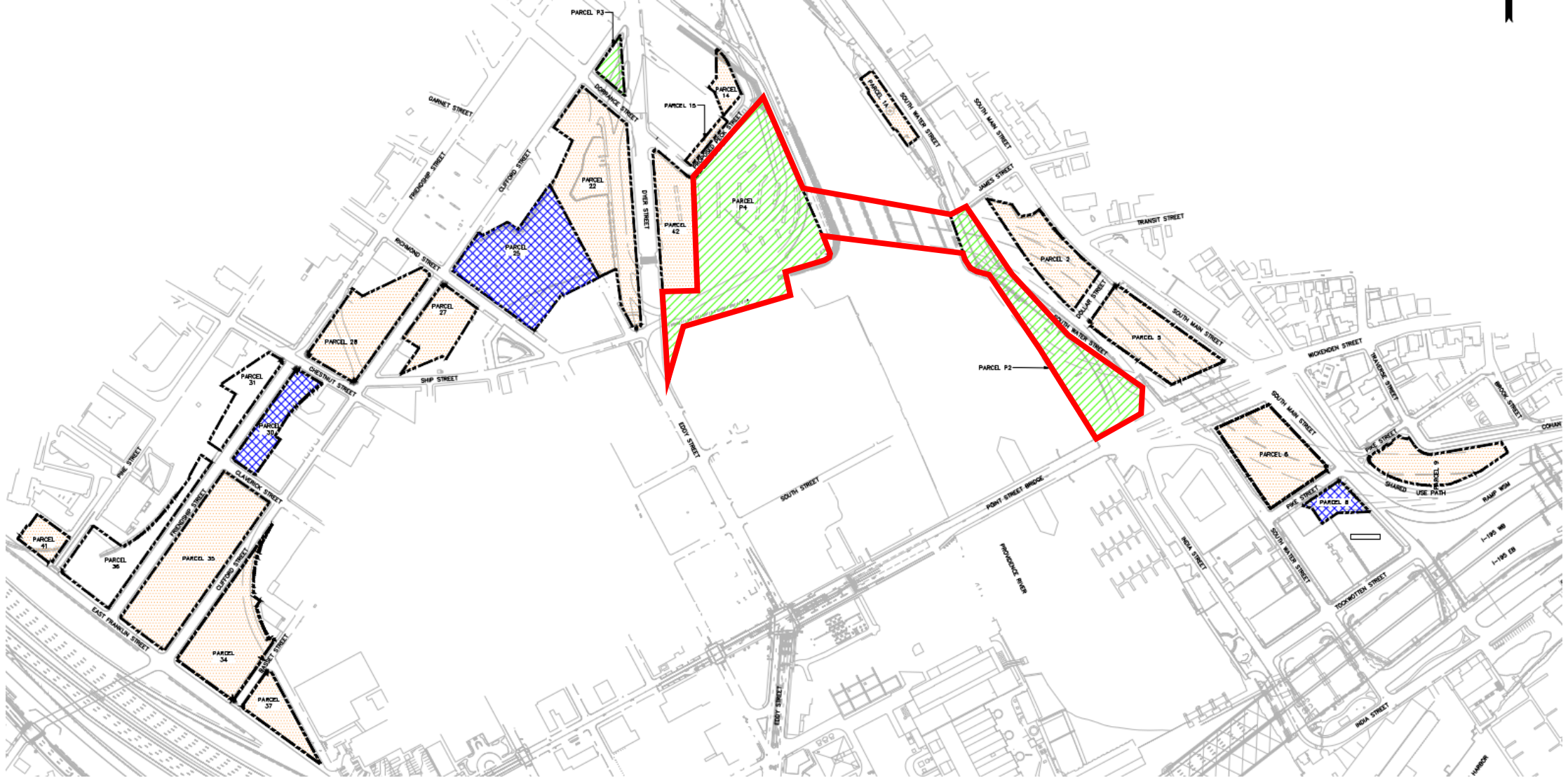
- Flexibility to Amend Parcels
  - Parcel 2, +2,200 Sq. Ft, Lot 589
  - Parcel 8A
  - Parcel 14, Frontage Add in Progress
- Importance of Pre-Application Meetings & Early Communication
  - District-Wide
  - Each Parcel
    - *Early Communication and Meetings*
    - *Commission reviews Consistency Determinations before RIDEM*
- Early District-Wide approach has resulted in massive reduction in time spent obtaining RIDEM approvals for potential developers & provides known conditions up front.













# Remediation and Redevelopment – Waterfront Parks



Downtown  
Providence and  
Providence Piers  
c. 1900



# Remediation and Redevelopment – Waterfront Parks

1938 Hurricane  
damage at the  
Providence Piers





# Remediation and Redevelopment – Waterfront Parks



I-195 Highway Infrastructure: 1950 - 2010



# Remediation and Redevelopment – Waterfront Parks



## Remediation and Park Construction: 2018-2020

- RIDOT was lead on project as part of highway relocation
- Unsuitable soil removal
- Clean fill cap
- Stormwater management
- 7-acre park and pedestrian bridge improvements



# Remediation and Redevelopment – Waterfront Parks



Completed Pedestrian Bridge: 2020

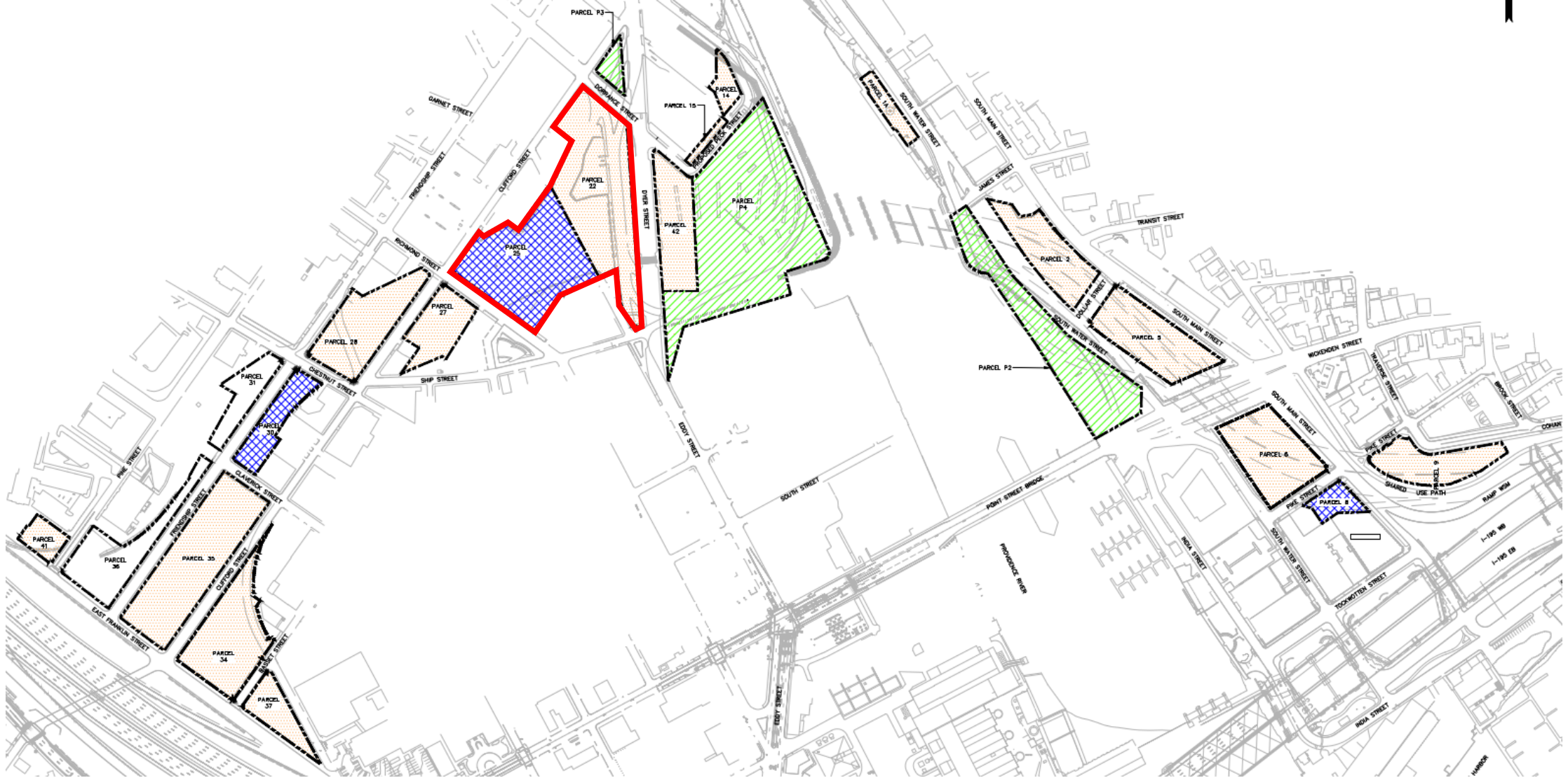


# Remediation and Redevelopment – Waterfront Parks



Completed Park 2021







# Remediation and Redevelopment – Wexford & Aloft Hotel



## Remediation and Construction: 2018-2021

- On-site/off-site soil management
- Vapor barrier and passive sub-slab ventilation
- Groundwater monitoring ongoing
- Clean fill cap
- Master-planned stormwater management system beneath common courtyard



# Remediation and Redevelopment – Wexford & Aloft Hotel



© Elaine Fredrick Photography



# Remediation and Redevelopment – Emblem 125 (in progress)





# Remediation and Redevelopment – Emblem 125 (in progress)



## Remediation & Construction: 2020-2022

- Temp parking lot removal
- On-site/off-site soil management
- Underground Storage Tank removal
- Clean fill cap





# Remediation and Redevelopment – Emblem 125 (in progress)



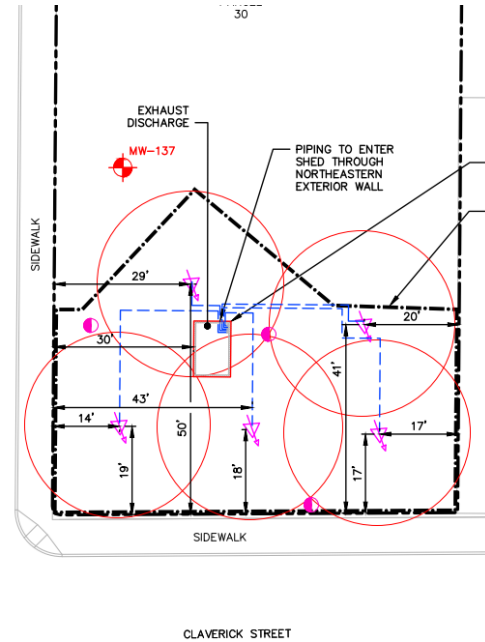
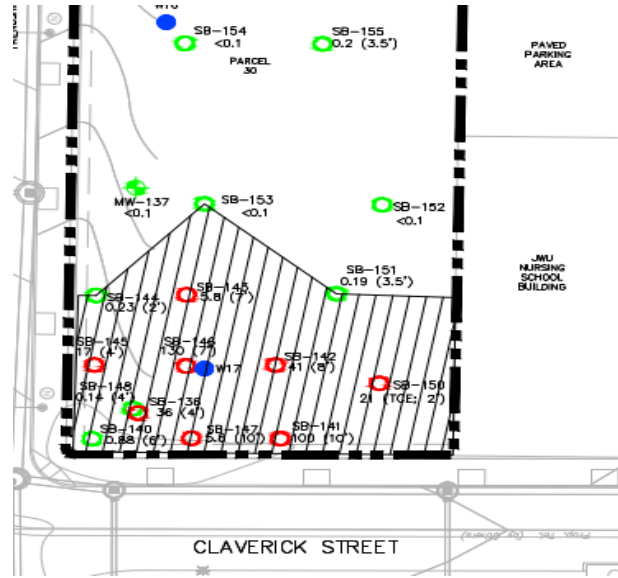
Substantial completion expected late summer 2022







# Remediation and Redevelopment – Chestnut Commons



## Remediation and Construction: 2017-2020

- EPA and RIDEM brownfield assessment and cleanup grants
- Chlorinated solvents addressed via Soil Vapor Extraction by I-195 District
- Groundwater monitoring, reached compliance
- Vapor barrier and clean fill cap by developer





# Remediation and Redevelopment – Chestnut Commons





# Remediation and Redevelopment – Parcel 6 (in progress)





# Remediation and Redevelopment – Parcel 6 (in progress)



## Remediation and Construction: 2020-2022

- Groundwater monitoring, reached compliance prior to construction
- Significant off-site soil disposal due to lower-level parking deck (~15,000 tons)
- Clean fill cap





# Remediation and Redevelopment – Parcel 6 (in progress)

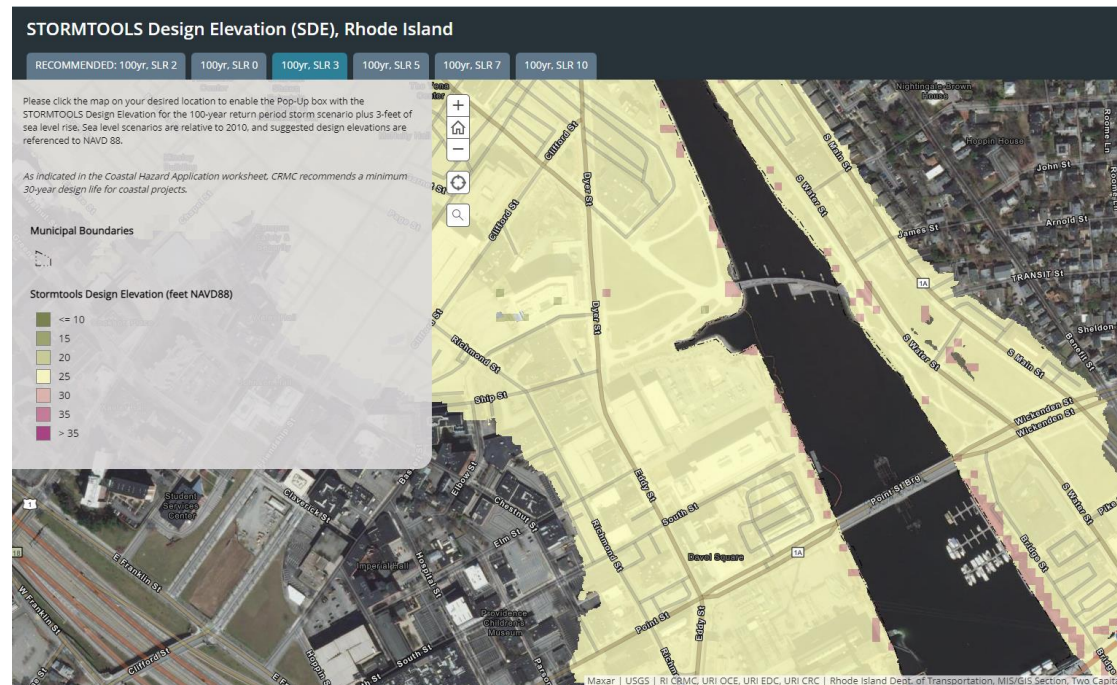
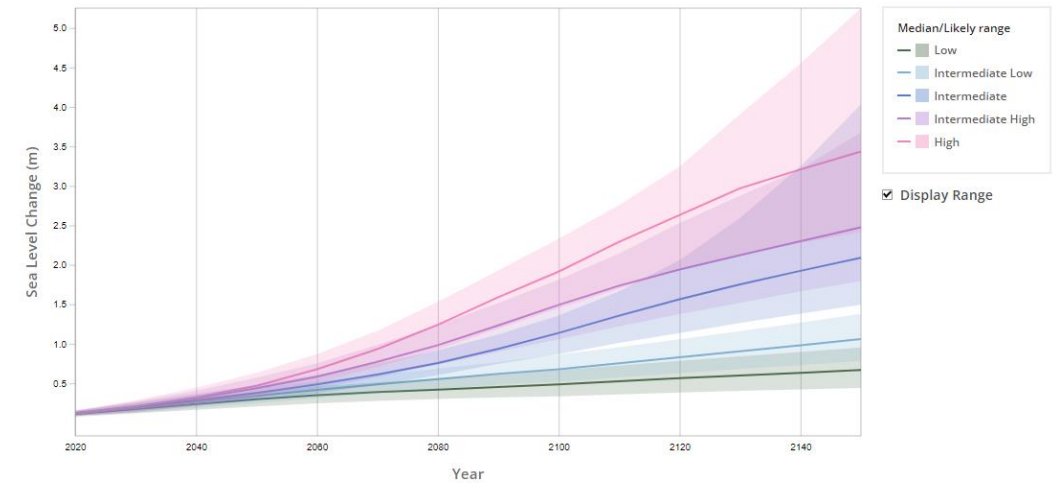


Substantial completion expected fall 2022



# Resiliency Planning

- Initial 195 master permits established in 2013
- Exercise underway to refresh resilience planning, design elements, and elevations
- Applicable to future developments and new park improvements and infrastructure



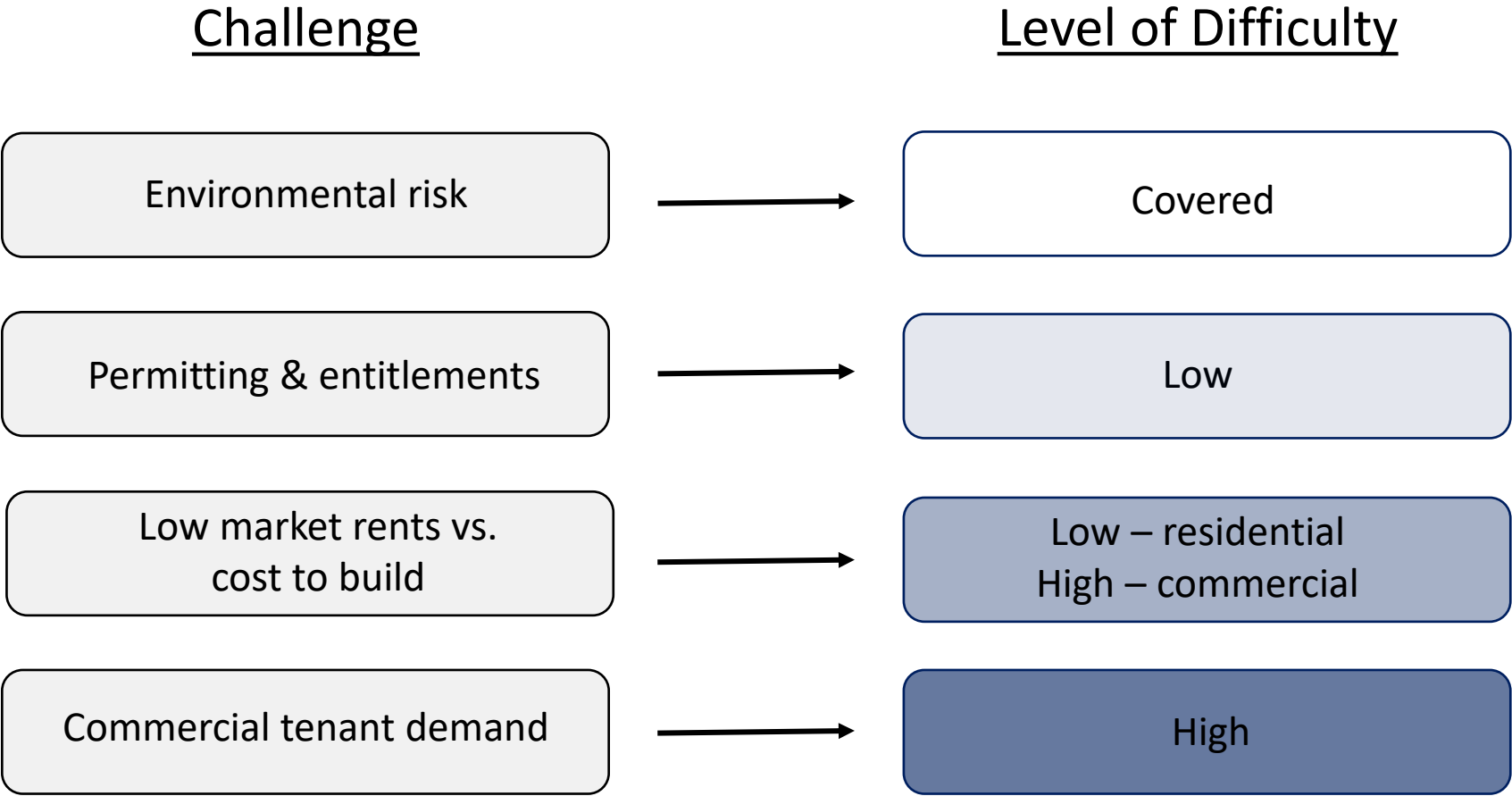


# Development Challenges, Financial Tools, and Successes





# Development Challenges





# Tools to Support Development

- Financial

- Land price
- \$28M discretionary incentive fund controlled by Commission
- Other state incentives available to support real estate development and company relocations/expansions
- By-right tax stabilization agreement through City to phase in property taxes over 15-20 years
- West side parcels in Opportunity Zone

- Other

- Zoning supports range of uses and dense development
- Commission's role as land owner and zoning authority streamlines entitlement process, minimizing risk
- Streamlined permitting in place with other agencies





# Financial Overview – Point225 (First Project)

- Approximately 200,000 SF office building
- Broke ground in 2017, opened 2019
- Total Development Cost (base building): \$84.4M
- **Land Price: \$0**
- Public Incentives:
  - Base building: \$16.4M (Rebuild RI Tax Credits, state sales tax exemption, 195 Project Fund)
  - Tenant Fit Out and Operating Subsidy for CIC and District Hall: \$17.5M (195 Project Fund)
  - **Total State Incentives: \$33.9M**
  - 20-year tax stabilization agreement (City of Providence)





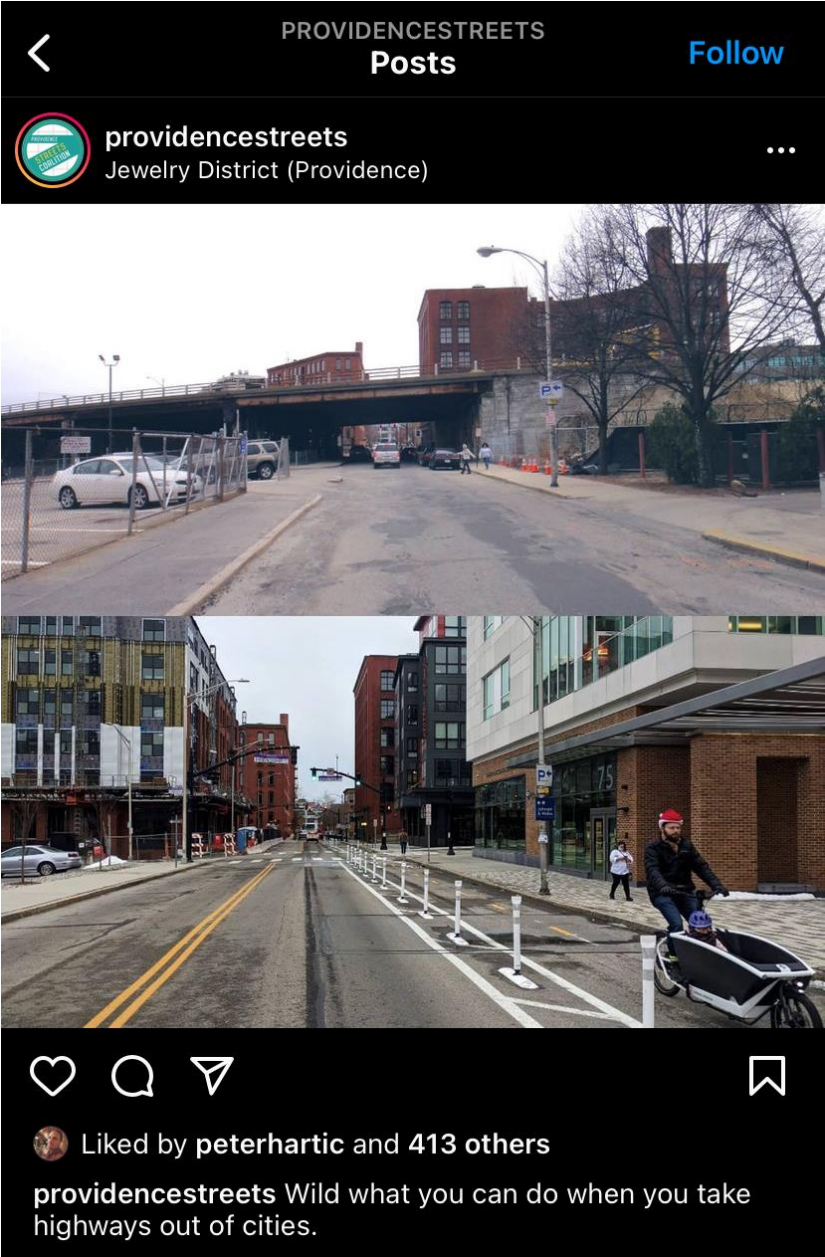
# Financial Overview – Parcel 2 (Most Recent Project)

- Mixed-use building with approximately 194 units (12 affordable), 15,000 SF groundfloor retail, 90 subsurface parking spaces
- Proposal selected in February 2022
- Total Development Cost (base building) \$59.4M
- **Land Price: \$2M**
- Public Incentives:
  - 15-year tax stabilization agreement





# Successes





# Providence Innovation District Park



Images of the site





# Michael S. Van Leesten Memorial Pedestrian Bridge





# Point225





# Providence Aloft Hotel





# Chestnut Commons





# Johnson & Wales Bowen Center





# Under Construction & Approved Projects





# By the Numbers

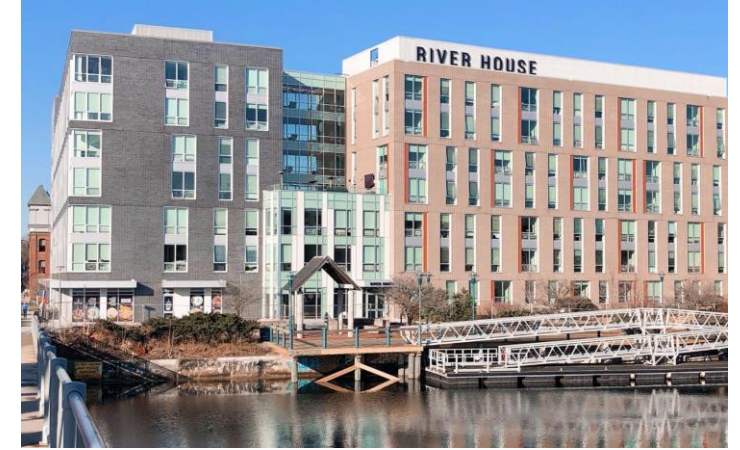
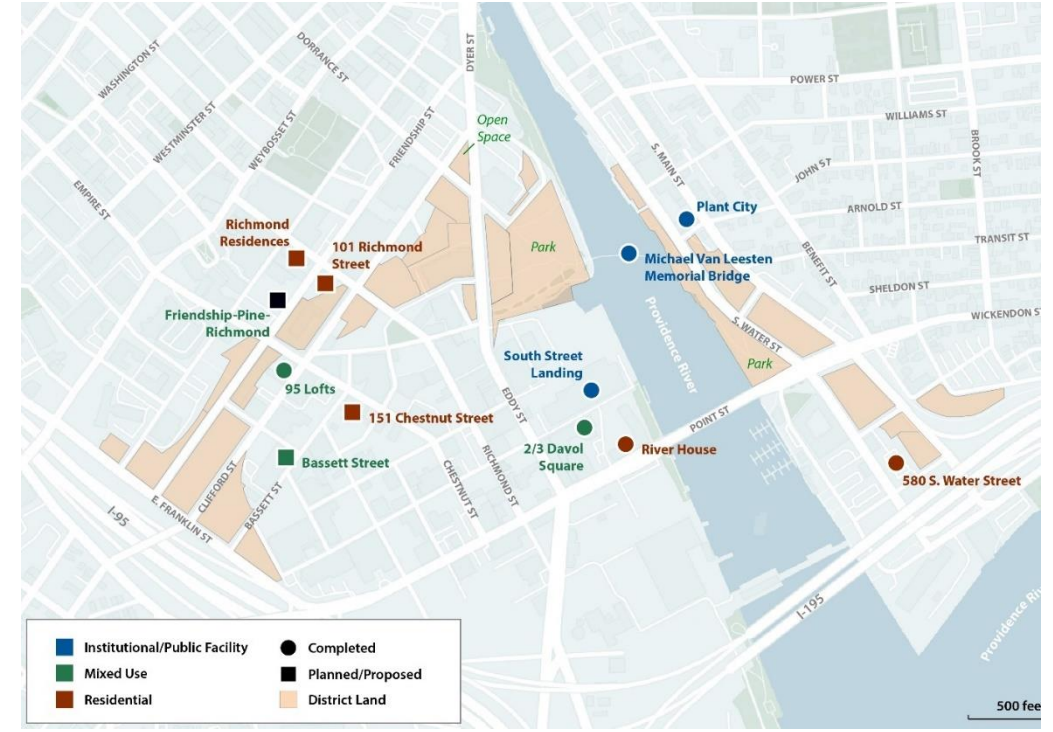
- **\$1 Billion in economic impact to date**
- More than 2M SF and \$700M of development completed, planned, or under construction
- \$102M public investment in infrastructure projects completed
- Market dynamics changing: land values increasing and no incentives required for some asset classes





# Spillover Effects: Catalyzing Redevelopment of Nearby Properties

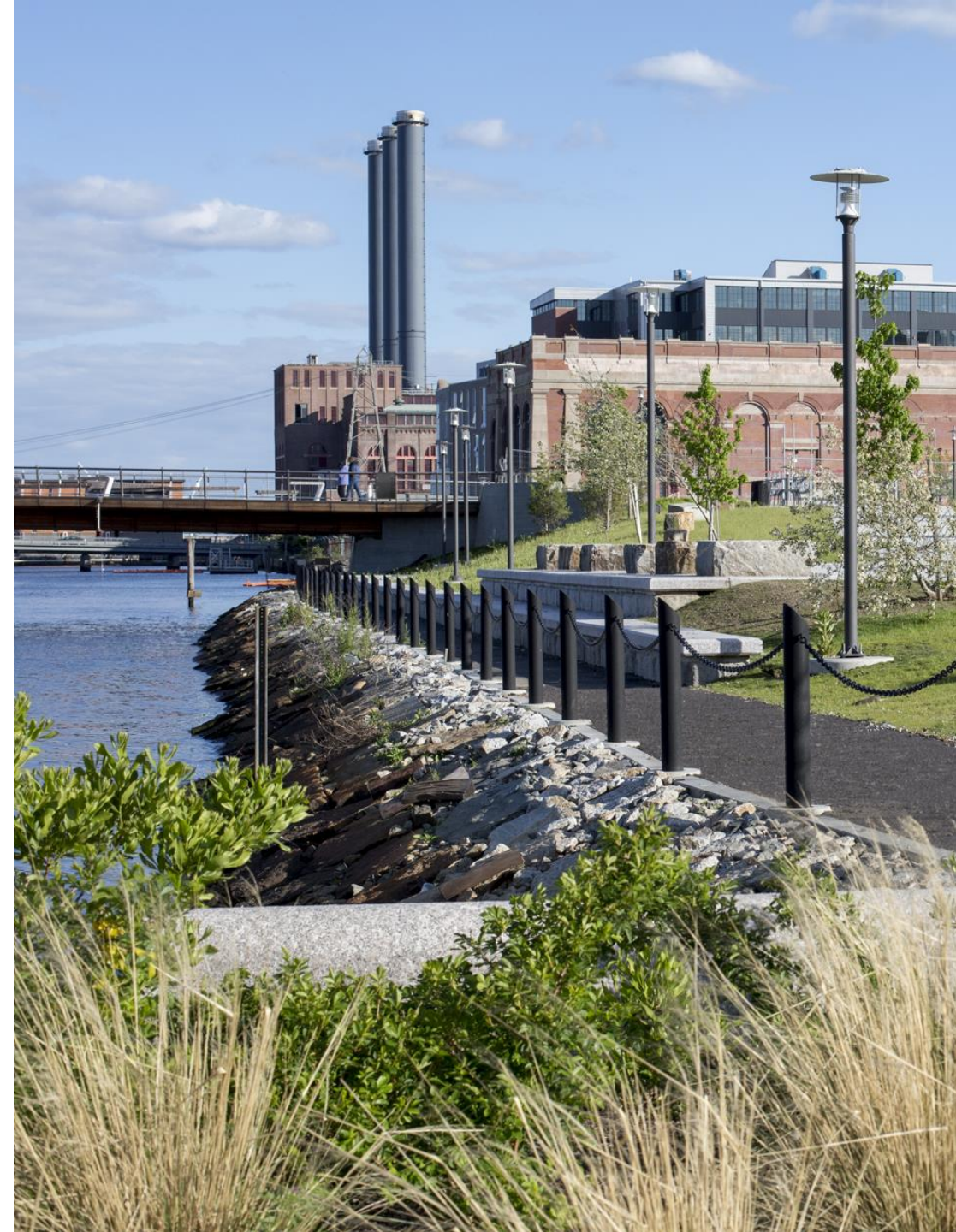
- 11 nearby privately-owned properties redeveloped or proposed for redevelopment





# What's Next

- Two life science projects in planning – shared wetlab incubator and ground-up lab building with state health Lab and private lab space
- Self developing freestanding food & beverage pavilion in Innovation District Park
- RFP out now seeking development proposals for Parcels 8/8A





# Questions?

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