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A one-stop shop for development approval

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A developer's dream - that's what they're calling the Providence land reclaimed after the relocation of 195. Named The LINK, the one linear mile that arches around downtown Providence and abuts the riverfront, will have 8 acres of parks, and 19 developable acres broken up into 17 parcels. Development of the land can support up to 3 million s/f of new mixed-use space.

The LINK is so named because it will link the city's downtown to the riverfront, the past to the future, urban living to workplace and the city's east side to the west side.

It is an amazing opportunity - historic not just because of the available land, but also because of the broad based collaboration and universal political support for economic development.

That collaboration is what led to the creation of a single entity (the 195 Redevelopment District Commission) that is responsible for approving real estate development proposals and associated economic development.

Uniquely in The LINK area, the commission maintains full authority for proposal review and approval, zoning relief requests and subdivisions and mergers.

We have full ownership of The LINK's parcels. We have received environmental master permitting from the three controlling state agencies. And new flexible zoning opens the doors to fresh ideas for development.

Work is well underway readying the land for development; state-of-the-art cyber - infrastructure is being installed; new water, electric and gas lines are being buried underground; and new streets and sidewalks will be laid. Landscaped and programmed parks on both the east and west sides of The LINK, as well as a dynamically designed pedestrian bridge have full funding and will be completed in 2015-2016.

There is widespread anticipation and enthusiasm for new development on the land.

From RI Senate Majority Leader Dominick Ruggerio, "We look forward to cranes in the sky and new buildings that will house many jobs in a revitalized downtown."

From Providence Mayor Angel Taveras, "Providence's zoning, along with environmental master permitting, clears red tape and gives developers and business owners a more predictable path forward as we work with our academic and health care institutions, as well as the State, to grow Providence's knowledge economy into a 21st century economic engine."

And from Rhode Island Governor Lincoln Chafee, "We are sending a message that key partnership and collaborations will be strengthened and increased. We are ushering in a new era of tremendous economic potential, job creation and enhancing high-growth industries in our state."

Within a month, we'll be putting out a request for interest (RFI) for prospective developers and

businesses. We're ready to hit the ground running - with an estimated permitting time of only three or four months for any approved proposal in The LINK.

Our pad ready sites invite imagination and innovation.

Developers, dream.

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