



# nerej

## **The RFI and Developer's Toolkit for The LINK**

March 13, 2014 - Rhode Island

I am pleased to announce the formal launch of the RFI and Developer's Toolkit for The LINK—an exceptional business and real estate investment opportunity in the heart of "The Creative Capital." With 19 acres of readily developable land, The LINK is right in the middle of Providence's rich assortment of assets, including a diverse and multitalented workforce, an established life sciences research cluster, the historic buildings and lively street life of DOWncity, new signature parks along a beautiful riverfront, and much more. These ingredients foster the active, collaborative work/live/play culture that employers and workers seek today—and that translates into strong returns on a wide range of business and real estate investments.

The I-195 Redevelopment Commission, working with the brokerage firm of Jones Lang LaSalle, is seeking responses to a Request for Information (RFI) from prospective developers and businesses with plans that will help shape Providence's future economic development and urban revitalization.

The accompanying Developer's Toolkit illustrates a range of potential development opportunities throughout the 19 acres of The Link and explains how projects can move from concept to completion in a swift and predictable timeline. Included is a design and development framework that applies across The LINK, as well as recommendations tailored to the conditions of each parcel.

As a "one-stop shop," the I-195 Redevelopment District Commission maintains full authority for proposal review and approval. The Developer's Toolkit outlines this process and includes:

**Zoning requirements.** Providence's 2012 downtown zoning offers flexibility and density, meant to encourage market-driven development in The LINK. The commission itself can grant waivers and variances, and approve mergers and subdivisions.

**Environmental requirements.** A district-wide master environmental permit is already in place, including approvals from RIDEM, CRMC and NBC.

**Development and design guidelines.** These serve as examples of just some of the opportunities each site offers in ways that satisfy zoning and the guidelines, in both letter and spirit. No further design or public reviews are required.

**Application requirements.** A checklist is provided identifying a 2-tier submission process. Initial proposals are conceptual and require minimal investment.

A clear timeline and path to project approval and site control. The commission is the sole owner of the land and is ready to sell or ground lease the parcels to developers with strong innovative proposals.

We invite developers, institutions and businesses to consider the RFI and explore the toolkit -available on our website - [www.195district.com](http://www.195district.com). The deadline for the first round of responses is May 1. Thereafter, there will be a rolling submission process with quarterly reviews by the commission.

Developers whose proposals meet The LINK redevelopment goals gain the I-195 Redevelopment

District Commission as an active partner motivated to work with you to help make your investment in Providence and Rhode Island a success.

Jan Brodie is executive director of I-195 Redevelopment District Commission, Providence, R.I.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540