



March 30, 2026

Chairman Marvin Abney
House Finance Committee
Rhode Island House of Representatives
State House Room 35
Providence, RI 02903

HouseFinance@rilegislature.gov

Dear Chairman Abney and Members of the Committee:

A summary of completed, in progress, planned, and upcoming transactions in the I-195 Redevelopment District is attached. To date, eleven projects have been completed or are currently under construction in the 195 District with six more planned.

We would welcome the opportunity to provide additional information on any of these projects or to meet with Committee members and review our projects and priorities. Thank you for your interest in the 195 District.

Sincerely,

Caroline Skuncik

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Executive Director

Attachment: 195 District Transaction Summary

195 Transaction Summary
As of 3/25/2025

Project	Parcel	Developer	SF	Units	Description	Project Status
Transferred						
Bowen Center for Science & Technology	Parcel 31 & Parcel 36	Johnson & Wales University	71,000		Bowen Center for Engineering	Complete
Closed Transactions						
Point225	Lot 1, Parcels 22/25	Wexford	196,000		Nearly 200,000 SF office and lab building with two-story public meeting/event space; anchored by CIC and Brown University	Complete
Chestnut Commons	Parcel 30	Waldorf/Marshall	111,000	92	92 unit residential building with ground floor retail space	Complete
Innovation District Garage*	n/a	RI Convention Center Authority	417,000		1,250 space parking garage	Complete
Lot 2 of Parcels 22/25 (Loft Hotel)	Lot 2, Parcel 22	CV Properties/Boston Andes Capital	101,000		175-room Aloft hotel with ground floor restaurant and rooftop bar	Complete
Parcel 28 (Emblem 125)	Parcel 28	Exeter Property Group	256,190	249	249-unit residential building (5% workforce housing) with ground floor retail space	Complete
Parcel 6	Parcel 6	D+P Real Estate/Truth Box	64,668	62	62 units (50% workforce housing); 10,000 SF commercial/retail space; 13,000 SF Trader Joe's	Complete
Tempo	Parcel 9, Phase 1	Pennrose	78,434	66	Mixed-income housing development (66 units) with childcare center and ground floor retail and public plaza	Complete
150 Richmond	Lot 3, Parcel 25	Ancora/GRE	210,000		212,000 SF life science center anchored by the RISHL and Ocean State Labs with available private lab space	Complete
Tandem Park Pavilion	Parcel 9, Phase 2 n/a	Pennrose 195 District	71,368 3,200	61	Second phase of two phase mixed-income housing development (61 units) ~3,200 pavilion with year round food and beverage service and public restrooms	Under Construction Under Construction
		Total Closed	1,508,860	530		
Pending Transactions						
Parcel 2	Parcel 2	Urbanica	174,000	174	Mixed-use development 174 units and over 15,000 SF of ground floor retail	Predevelopment
Dyer Wharf	Parcels 14/15	CV Properties	192,176	214	First phase of three phase master-planned development combining adjacent Brown land; residential (214 units) with ground floor restaurant	Predevelopment
Parcel 1A	Parcel 1A	Riverside Partners	30,340	10	Mixed-use with 10 condos, retail/restaurant space	Predevelopment
Providence Art & Design Center	Parcel 5	Design Center Partners	267,000	175	Mixed-use with 150 units and 30,000 SF of design focused retail	Predevelopment
		Total Pending	663,516	573		
		Total Pending and Closed	2,172,376	1,103		
Upcoming Transactions						
Parcel 41	Parcel 41				In final stages of selecting developer (in partnership with PHA) to build new mixed-income building and redevelop adjacent Dexter Manor PHA property	
Parcels 8/8A	Parcels 8/8A				RFP currently out seeking development proposals	
5 parcels with no current, pending, or upcoming project						

*Not on District land but built to support District build out