

PROVIDENCE
INNOVATION & DESIGN
DISTRICT

REQUEST FOR PROPOSALS

Development of Parcels 14 and 15 of the I-195 Redevelopment District

Submission Deadline: December 22, 2022

Overview

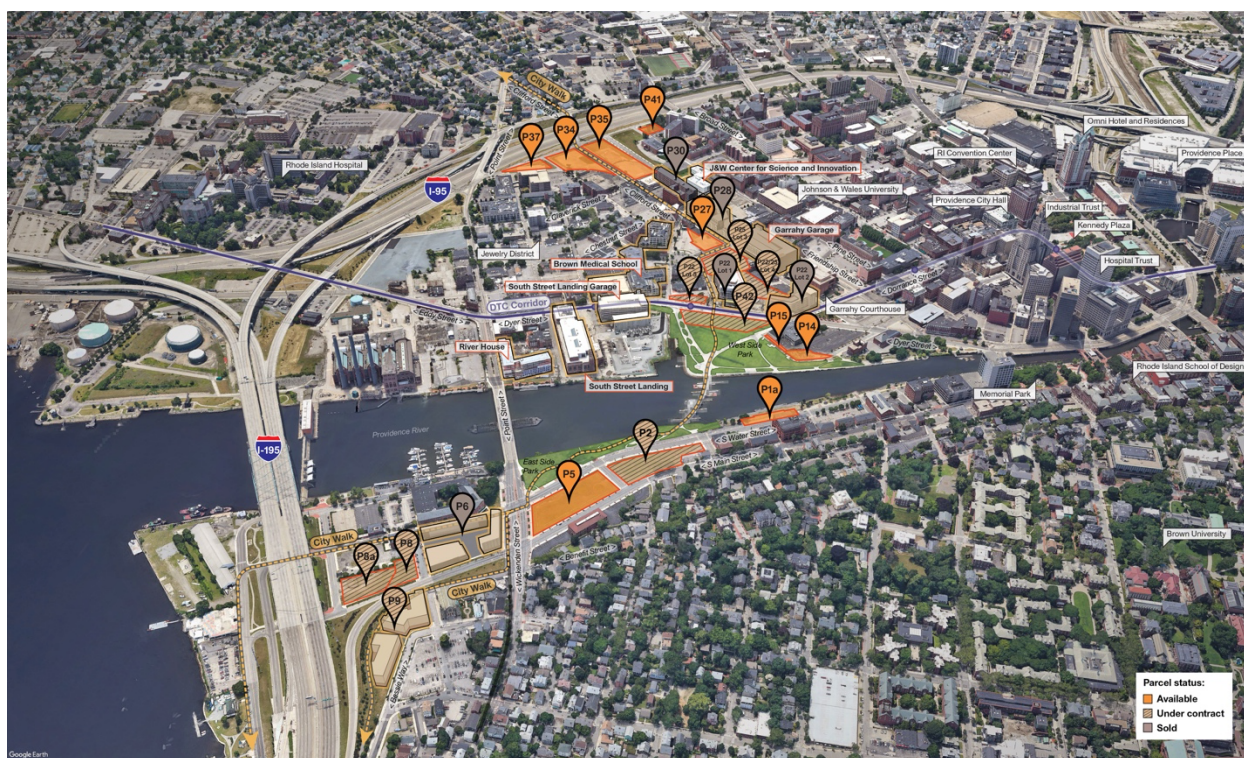
Through this Request for Proposal (RFP), the I-195 Redevelopment District Commission (Commission) is seeking development proposals for Parcels 14 and 15 of the Providence Innovation and Design District (District).

The District and its governing Commission were created in late 2011 to serve as the responsible authority for the redevelopment of land made available in downtown Providence as a result of the relocation of Interstate 195. The I-195 Redevelopment Act of 2011 designates the District parcels for “commercial, institutional and residential development and beneficial reuse, including without limitation to support or encourage workforce development, education and training, and the growth of ‘knowledge-based’ jobs and industries such as research and development, life sciences, media technologies, entrepreneurship and business management, design, hospitality, software design and application, and a variety of other uses consistent with a Knowledge-based economy.”

The Commission’s mission is to foster economic development on Rhode Island’s 195 land and beyond and generate job creation opportunities that embrace the city’s demographics by creating an environment that encourages high-value users to build well-designed structures that enhance the value of surrounding neighborhoods and augment the sense of place.

Background

The District encompasses 26 acres in the heart of Providence, Rhode Island (see Figure 1). Located on land formerly occupied by Interstate 195, the District spans the east and west sides of the Providence River and abuts several Providence neighborhoods including Downtown, the Jewelry District, College Hill, and Fox Point. Parcels 14 and 15 are sited on the northwestern edge of the new Innovation District Park adjacent to the Providence River and close to the campuses of Brown Medical School and Johnson & Wales University, and the Downtown commercial area.



(Figure 1) The District benefits from a walkable street network, public open spaces, historic architecture, and a vibrant urban environment

Significant public investments in the area over the course of the last decade include:

- A riverfront park comprised of nearly seven acres of new open space
- The award-winning Michael S. Van Leesten Memorial Pedestrian Bridge across the Providence River
- An approximately 1,300-car garage sited adjacent to the District
- City Walk – part of a citywide urban trail network that runs through the District and creates regional connections between Providence neighborhoods, parks, and civic institutions
- The Downtown Transit Connector (DTC) – a high frequency, direct bus rapid transit service from the Providence Amtrak/MBTA Station and Hospital District, routed through the District

Significant private development on District parcels include the following:

- **Point225** opened in August 2019 as the first private development in the District. The 200,000-SF commercial building is anchored by the Cambridge Innovation Center, Johnson & Johnson, and Brown University's School of Professional Studies.
- **Chestnut Commons**, a 92-unit multifamily residential project opened in 2020.
- A 175-room **Aloft Hotel** opened in 2021.
- **Emblem 125**, a 248-unit multifamily development with ground-floor retail, opened in 2022.
- **Parcel 6**, a mixed-use development with 62 units of mixed-income housing, ground-floor retail, and a Trader Joes grocery store is currently under construction and on track to open in 2022.

The Commission has also designated developers for several other parcels. Projects in the pipeline include a corporate headquarters, a laboratory building, and various residential developments with active ground-floor commercial uses.

Providence Innovation District Park opened in 2019 and is owned and operated by the District. The park is heavily programmed with approximately seventy events on the calendar this season, and two seasonal, semi-permanent food and beverage establishments that include a beer garden with a food truck program and an ice cream vendor. Approximately 5,000 people visit the park each day with over approximately 400,000 total visits this summer.

For more information about the park, visit www.pvdinnovationdistrictpark.com.

For more information on the District and current projects, please visit www.195district.com.

Property Description and Objectives



(Figure 2) Parcels 14 and 15 are prominently located adjacent to the new Innovation District Park and the Providence River

The Commission is seeking development proposals for Parcels 14 and 15 (“site”) of the District from qualified developers with the ability to execute a high-quality, financially feasible project that advances the Commission’s economic development mission. Proposals can include any use or combination of uses. Parcels 14 and 15 are in the District’s West Side Riverfront District, which aims to foster a vibrant mix of uses to enhance the economic vitality of Providence and activate the park. The site is located along Dorrance and Peck Streets, directly across from the Innovation District Park and the Providence River waterfront.

Proposals should include urban design strategies that relate the proposed building to the park and waterfront and contribute to the vibrancy of these public spaces. This site is highly visible from the park, pedestrian bridge, and the east side of the river, and architectural quality should accordingly be prioritized. The incorporation of placemaking gestures and/or public art is encouraged.

Proposers should note that the Commission will be constructing pavilion in the west side of the park. The 3,000 – 4,000-SF facility is anticipated to include one or more food and beverage operators, public restrooms, and support space for the park. Furthermore, the vision for the park is for it to be an active space with regular programming and events, which could include performances likely be located on the edge of Peck Street near Parcels 14 and 15. Uses, particularly on the ground floor, that complement this vision are encouraged.

Proposals can include any use or combination of uses but must include the following:

- A minimum purchase price of \$500,000 to enable the Commission to continue to retire its bonds through the application of proceeds from the sales of District real estate.
- Proposers must submit proposals for both Parcel 14 and Parcel 15 together.

The Commission is the zoning authority for projects in the District. Proposers should refer to the I-195 Redevelopment District Development Plan for development standards and information on the approval and permitting process (available at <https://www.195district.com/for-developers/development-plan/>). The parcel specifications are provided in Attachment 1.

The parcel is below Design Flood Elevation 1 (DFE-1) as specified in the Flood Resilience Standards provided in Attachment 5; further information about resiliency measures can be found at <https://www.195district.com/for-developers/development-proposal-materials/>.

Additionally, there is an easement for a Narragansett Bay Commission sewer running through the parcel. This sewer is located approximately 100 feet into bedrock and the easement allows for virtually any development program to be placed above it. A summary of this easement can be found at the following link: <https://www.195district.com/for-developers/development-proposal-materials/>.

Information on existing conditions and permits in place are available at <https://www.195district.com/for-developers/development-proposal-materials/>.

Instructions

The submission requirements are provided in Attachment 2 to this RFP. The District acknowledges that some proposers may not be able to fully respond to all requirements. Proposers should provide as much information as possible and, if applicable, should explain reason(s) for not being able to provide full information at this time.

Proposers should note the following when developing their project budget and pro forma:

- The State Building Code Commission issues building permits for projects in the District. The District's building permit fee schedule is set at 1.4% of construction costs.
- Upon the proposer being designated as the developer, the District requires the funding of a third-party expense escrow. See Attachment 3.
- Projects in the District as subject to an application fee, which is due upon Final Plan Approval (the final step in design review, which follows the selection of a preferred developer). See Attachment 3 for fee schedule.
- Pursuant to a Declaration of Covenants, all owners of District parcels are required to make an annual contribution for the maintenance of the District parks equal to \$0.49/SF of building (as of fiscal year 2023– subject to annual CPI adjustment). The Declaration of Covenants and amendments to that document are available at <https://www.195district.com/for-developers/development-proposal-materials/>.

Submission

Proposers should submit four (4) hard copies and one electronic copy (which must include a financial pro forma in Microsoft Excel, including working formulas) of their proposal. Submissions must be mailed or hand-delivered in a sealed envelope marked "Parcels 14 & 15 RFP" to the address below by **4:00 P.M. on December 22, 2022**.

I-195 Redevelopment District
Parcels 14 & 15 RFP
225 Dyer Street
Providence, RI 02903

NOTE: LATE RESPONSES MAY NOT BE ACCEPTED, AND RESPONSES RECEIVED VIA ELECTRONIC SUBMISSION ONLY MAY BE DISQUALIFIED.

Meeting with Commission and/or its Consultants

The Commission may request that Proposers participate in one or more meetings with Commission staff and/or its consultants to discuss conceptual designs.

Presentation to Commission

Proposers are required to make a public presentation on their development concept at a public Commission meeting. Following the presentation, there will be a question and answer session with the Commissioners. Public comment will be taken on all proposals, either at the same meeting or at a subsequent meeting. Proposers must submit their presentations to the Commission prior to the public meeting, and presentations will be posted to the I-195 District website in advance of the Commission meeting.

Any revisions to the proposal's design or program after the submission date shall not be made without first consulting the Commission staff.

Evaluation of Proposals

In evaluating proposals, the Commission will give particular consideration to the following:

- Programs that contribute to the overall mission of the District
- Clearly defined uses that activate the park, particularly for ground floor spaces
- Contribution to the Development Plan's stated goals for the West Side Riverfront District
- Design and site plans that enhance the adjacent park, and riverfront, and surrounding urban environment; use high quality materials; and demonstrate architectural excellence.
- If housing is proposed, inclusion of an affordable or workforce housing component
- Relevant experience of the development team
- Financial feasibility, including amount of incentives required (if any), and proposed purchase price and annual park contribution
- Readiness to proceed, particularly level of capital source and/or tenant commitments
- Project teams that include women-owned or minority-owned business enterprises
- Evidence of community support

The Commission may ask its third-party consultants (e.g., urban designer, engineer, financial consultant) to assist with the review of certain aspects of the proposals.

The timeline for the Commission to select a preferred developer for Parcels 14 and 15 depends on the number and content of proposals received, although a decision is anticipated for Winter 2023. Upon being awarded preferred developer, the selected developer and Commission will proceed to negotiate a letter of intent including financial terms and performance dates. The selected developer will also be required to fund a third-party expense escrow to cover the Commission's third-party costs, as detailed in Attachment 3.

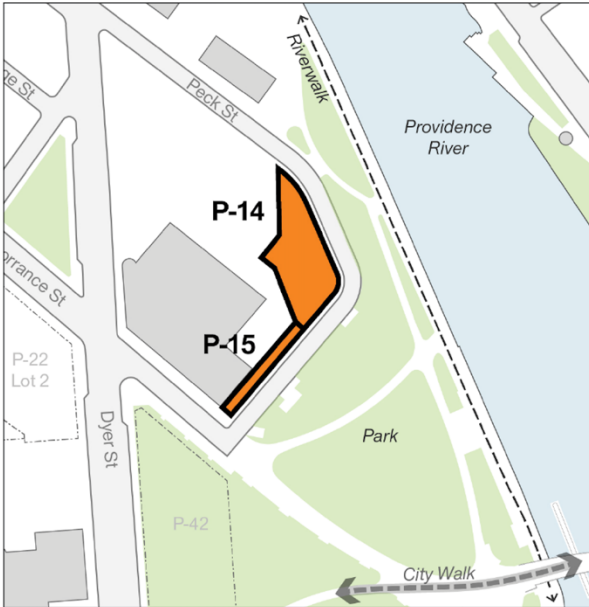
While the Commission considers how the overall project design fits meets the urban design objectives identified for the site in the Development Plan when evaluating responses, the review of responses to this RFP is separate from design review. Design review for the selected proposal will follow the selection of preferred developer. There are two design approvals: A two-step Concept Plan Approval and Final Plan Approval. During design review, the Commission will receive input from its third-party Design Review Panel, design consultant, and design professionals nominated by neighborhood groups.

Developers may reach out to District staff with questions about this RFP by email at: cskuncik@195district.com and perhartic@195district.com.

THE COMMISSION RESERVES THE RIGHT, TO BE EXERCISED IN ITS SOLE DISCRETION, TO REJECT ANY AND ALL PROPOSALS. ANY PROPOSAL MAY BE WITHDRAWN PRIOR TO THE ABOVE SCHEDULED TIME FOR THE OPENING OF PROPOSALS OR AUTHORIZED POSTPONEMENT THEREOF. ANY PROPOSALS RECEIVED AFTER THE TIME AND DATE SPECIFIED SHALL NOT BE CONSIDERED.

Attachment 1: Parcel Specifications

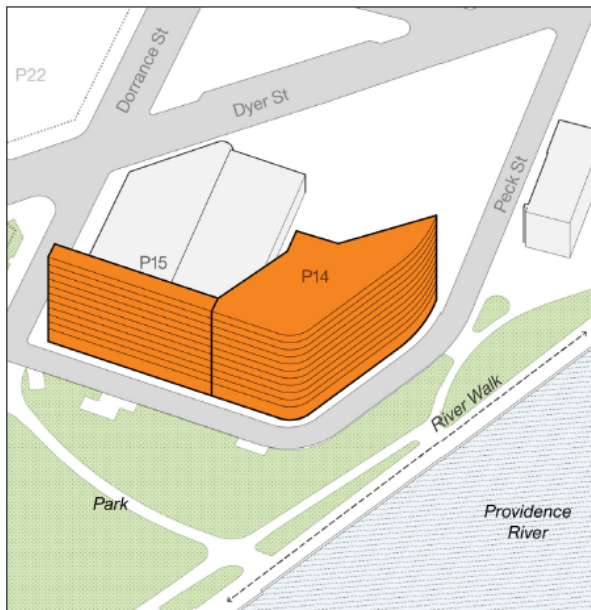
Parcel 14 & 15



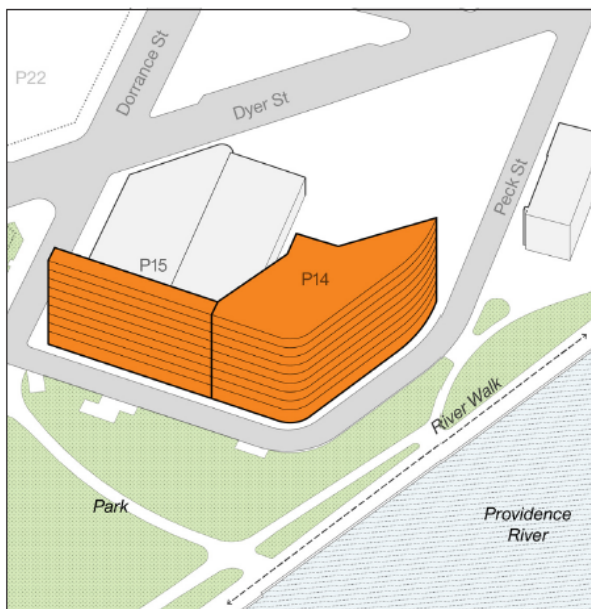
Dimensional Regulations	
Parcel Area	P14: 0.29 ac.
	P15: 0.05 ac.
District	West Side Riverfront District
Minimum Building Height	3 stories
Minimum First Floor Story Height	18' for non-residential uses
Maximum Building Height	130'
Primary Street and Secondary Street Build-to-line	Build-to zone of 0' to 8', with minimum build-to percentage of 80%
Interior Side Build-to-line	none
Rear Setback	none
Special Considerations	
<ul style="list-style-type: none"> Existing grade of parcel is below DFE-1. Refer to Attachment 5 for flood resilience design requirements. Portions of these parcels are subject to an easement granted to the Narragansett Bay Commission (NBC) due to the presence of subsurface infrastructure associated with NBC's Combined Sewer Overflow tunnel. The infrastructure includes a stormwater storage tunnel and lateral connections installed in bedrock beneath the property at a depth of approximately 190 feet below the ground surface and approximately 100 feet into bedrock. Development on these parcels will require consideration of this infrastructure and coordination with NBC. 	

Illustrative Test Fits

Massings shown are not preferred designs; they are for illustrative purposes only, in order to show floor area capacity within the zoning requirements.



Mixed-use Residential Test Fit	P14	P15
Ground Level Floor-to-floor	18'	18'
Upper Level Floor-to-floor	11'	11'
Gross Ground Floor Area	12K	2.4K
Gross Typical Upper Floor Area	12K	2.4K
Stories	11	11
Building Height	128'	128'
Floor Area Ratio (FAR)	10.6	11.1
Gross Floor Area	134K	26K
Total Gross Floor Area (P14 & P15)	160K	



Commercial Test Fit	P14	P15
Ground Level Floor-to-floor	18'	18'
Upper Level Floor-to-floor	13.5'	13.5'
Gross Ground Floor Area	12K	2.4K
Gross Typical Upper Floor Area	12K	2.4K
Stories	9	9
Building Height	126'	126'
Floor Area Ratio (FAR)	8.7	9.2
Gross Floor Area	110	22K
Total Gross Floor Area (P14 & P15)	132K	

Attachment 2: Submission Requirements

1. APPLICANT & PROJECT BACKGROUND

1. APPLICANT INFORMATION

- i. Regardless of structure (i.e., whether an LLC, limited partnership, or any other entity), describe in detail the principals and managing members of the development entity, including names and addresses. Also provide name and address for any other persons retained to act for and on behalf of the applicant with respect to the project.
- ii. Provide name and address of each investor with an interest of at least 10% in the project.
- iii. If the developer is not the property owner, specify whether the property will be purchased or leased and the timing and conditions for the purchase or lease.

2. NARRATIVE PROJECT OVERVIEW

- i. Narrative summary of the project. The summary should include a description of the following:
 1. Economic development benefits for Providence and Rhode Island and how the proposed development contributes to the District's mission.
 2. Number of permanent jobs anticipated to be created by project and anticipated salary for each position.
 3. How the project contributes to the activation of the street and adjacent park.
 4. Description of other project benefits.

2. DESIGN NARRATIVE:

- i. Narrative describing the rationale for initial design choices made by the development team. While design will evolve after developer designation, key design characteristics should be included in this proposal. Narratives should include:
 1. Descriptions of anticipated building façade materials, articulation, massing, etc., and reasons for these selections.
 2. Description of the urban design approach of the building and logic for the given approach, particularly at the ground level.
 3. Describe the logic for the building's form in relation to key views from the park, pedestrian bridge, and east side of the Providence River.

3. RELEVANT EXPERIENCE OF DEVELOPMENT TEAM

- i. Relevant experience for development entity and/or principals, including descriptions and pictures or renderings of 3-4 completed projects similar to the proposed project. Examples should demonstrate experience with urban projects, capital formation, and public private partnerships.
- ii. Project management strategy and in-house project management capabilities. Provide detailed background on relevant experience of project manager(s) and principal-in-charge.
- iii. Detailed background and relevant experience of key service providers to the development team (e.g., architect, engineer, contractor, etc.). Include descriptions and pictures or renderings of 3-4 projects similar to the proposed project completed by the architect.
- iv. Property management strategy, specifying whether the developer will self-manage or outsource to a third party. Provide detailed background on relevant experience of developer or third party managing similar properties.
- v. Proposals should clearly state which team members are MBEs and/or WBEs.

2. DEVELOPMENT PROGRAM

1. A fully completed copy of Attachment 4: Development Program Tables.
2. Narrative of proposed site program including gross floor area for each proposed use, number of residential units proposed (if any), number of hotel rooms proposed (if any).
3. Any proposed improvements to off-site public infrastructure.
4. Number of parking spaces proposed, the number dedicated to each use and the number that will be shared between uses (if applicable).
5. Anticipated method(s) of satisfying parking need, quantified through 1) on-site parking; 2) public parking, on-street, 3) public parking, in centralized structure; and/or 4) off-site dedicated parking with or without valet service.
6. If proposal includes any non-District parcels, list these parcels and the status of the developer's site control.

3. ZONING

1. Summary of how the project complies with the I-195 Development Plan and any zoning waivers, variances, and/or special exceptions requested. It is the applicant's responsibility to confirm compliance with the I-195 District Development Plan.

4. SITE PLAN AND FLOOR PLANS

1. Conceptual site connection and activation diagram highlighting strategies to activate the park. This diagram should show at least two blocks of the surrounding context and should include an urban design analysis of key connections and relationships that the ground floor plan is responding to.
2. Conceptual ground floor plan showing parking (or parking access), service access, lobbies, elevators, egress stairs, program distribution (retail, residential, etc.), and key dimensions (building width and length, dimensions of open spaces, etc.). If the proposed building or buildings face the street at two elevations, please provide a ground floor plan for each elevation.
3. Site access plan including pedestrian access, vehicular access, and loading/service access.
4. Typical upper level floor plan(s) showing the building cores (elevators, egress stairs, etc.), corridors for hotel and residential uses, and key dimensions (building width and length, etc.). Separate floor plans are required for any floors that differ in program or total floor area.
5. Additional detail may be requested in advance of Final Plan Review depending on the development program and the size of the project.

5. BUILDING FORM AND MATERIALITY

1. Digital massing model that depicts the overall building massing with floor levels indicated with lines.
2. Conceptual cross-sections showing the grade of abutting sidewalks, floor-to-floor heights, and the overall building height as well as any sub-surface components of the building(s). Sections should be cut to show how the building acknowledges setbacks and negotiates between different sidewalk grades (as applicable). One section should be cut perpendicular to the river such that it includes the river walk and one section should be cut through the center of the park such that it includes the Guild Beer Garden. The property line should be indicated clearly on all sections.
3. At least one "eye level" illustrative rendering that communicates the scale and visual character of the proposal within the surrounding urban context.
4. A conceptual material palette for all significant exterior building, site and landscape elements using photographic examples of all proposed materials. This visual material palette must be aligned with the materials budget included in the pro-forma.

6. SUSTAINABILITY AND RESILIENCE PLAN

1. Narrative description of how the project incorporates sustainable approaches to urban planning and building and site design.
2. Narrative description of project elements that enhance the project's resilience to the impacts of climate change, including a description of the proposed approach to wet and dry floodproofing where necessary.
3. Narrative description of how the project meets the resilience requirements in Attachment 5.

7. DEVELOPMENT SCHEDULE

1. Detailed schedule and timeline of development from LOI through project completion. The schedule should include, at a minimum: due diligence period, permitting period, estimated construction start date, and construction duration. The completed tables in Attachment 4 may suffice for this submission requirement.

8. PRO FORMA AND BUSINESS PLAN (CONFIDENTIAL)

1. Financial model in Microsoft Excel, including working formulas, that includes, at a minimum:
 - i. Full and detailed assumptions template.
 - ii. Sources and uses.
 - iii. Detailed operating pro forma showing leveraged and unleveraged cash flows. Provide a separate pro forma for each project component if a mixed-use project.
2. Description of capitalization plan and anticipated equity source(s).
3. Discussion of where the developer is in the capitalization process. The Commission assumes that proposers are in advanced discussions with capital partners prior to submitting a proposal.
4. Detailed market analysis, including discussion of how revenue assumptions were determined.
5. Clearly state any subsidies that will be requested from the City, State, and/or Federal government. There is a by-right tax stabilization agreement (TSA) with the City of Providence for projects on District land. The TSA ordinance and application are available at <https://www.195district.com/for-developers/development-proposal-materials/>. Projects with affordable or workforce units are also eligible for the City's Affordable Housing Tax Rate.
6. If Low Income Housing Tax Credits (LIHTC) are a proposed source, a self-scoring sheet based on the state's current Qualified Allocation Plan (QAP).
7. Developer's financial capacity:
 - i. Financial statement for the entity and/or principals.
 - ii. Any pending or past litigation involving the development entity or any team members.
 - iii. Existing loans and their status; a minimum of "good standing" is required on existing loans.
8. Proposed land purchase price and key terms and conditions developer will seek in definitive legal documents. The Commission's standard Letter of Intent is available at: <https://www.195district.com/for-developers/development-proposal-materials/>
9. The Commission reserves right to request additional information related to the development pro forma and business plan.

9. BACKGROUND CHECK RELEASE AND REFERENCES

1. The Commission conducts third-party background checks on all proposers. A signed background check release is required as part of the development proposal; the release form for businesses and individuals available at: <https://www.195district.com/for-developers/development-proposal-materials/>
2. References from 2-3 lenders and 2-3 equity partners, including potential investors and lender for the proposed project. The Commission reserves right to speak with references and/or request additional references, including public officials from communities in which the applicant has developed projects and/or operated properties.

Attachment 3: Professional Review and Application Fees

Third-Party Escrow

Upon being designated preferred developer, the Commission requires funding of a third-party expense escrow to cover the Commission's third-party costs associated with the proposal review including legal, background check, design review, etc.

The escrow is funded based on the following schedule:

- Construction Cost \leq \$50 Million: \$25,000
- Construction Cost $>$ \$50 Million: \$75,000
- Significantly larger, more complicated projects may be assessed a higher escrow amount.

Developers may be required to replenish the escrow if it is depleted before closing. If a project does not reach a closing, any unexpended funds from the escrow will be returned.

Application Fee:

For the selected project, the District's Application Fee schedule will apply and is due two business days after Final Plan Approval. The Application Fee is based on the following schedule:

- Construction Cost $<$ \$50 million: \$25,000
- Construction Cost \$50 million - \$100 million: \$50,000
- Construction Cost $>$ \$100 million: \$75,000

Attachment 4: Development Program Tables (see website link for Excel version)

Program Areas		Milestones*	
Program	GSF	Category	Approx. Date
Residential		Completion of Due Diligence	
Office		Completion of Permitting	
Retail		Financial Closing	
Hotel		Construction Commencement	
Laboratory		Certificate of Occupancy	
Structured Parking			
Other			
Total GSF			

**Assumes 2/15/2023 selection*

Area/Use by Floor		
Level	GSF	Program/Use
Open Space		
Level 1		
Level 2		
Level 3		
Level 4		
Level 5		
Level 6		

Residential Units (if applicable)			
Unit Mix	Number	Avg. Size (GSF)	
Studio			
1 BR			
2BR			
3 BR			
Etc.			
Total Units			
Affordability Level (AMI)			
	Units	AMI	% of Total
Market Rate			
Workforce			
Affordable			
Etc.			
Total			

Vehicular Parking		Bicycle Parking	
Type	#	Type	#
Enclosed		Covered	
Parking Lot		Uncovered	
Street		Interior	
Off-site		Total	
Total			

Attachment 5: Special Resilience Requirements

Parcels 14 and 15 are at flood elevation that will be prone to sporadic tidal and riverine flooding with a moderate projection of climate change. Accordingly, these parcels are subject to special resilience standards noted below, which are anticipated to be officially adopted into the District's Development Plan in the near term. All responses to this RFP shall adhere to these standards. See <https://www.195district.com/for-developers/development-proposal-materials/> for the definition and best practice appendix.

Waivers to the standards in this section may be approved by a vote of the Commission, unless otherwise indicated.

A. GOALS

The goal of flood resilience standards in The District is to balance best practices for long term flood protection with reasonable development feasibility and public realm benefit. Flood resilience standards are specific to The District's unique geography and hydrology, and include measures to protect new structures from both the immediate threats of riverine and tidal flooding, as well as longer-term risk associated with storm surges. The District sits in a FEMA X zone and is not subject to FEMA flood requirements, as it is protected by a hurricane barrier. Requirements set forth in this document reflect risk from existing riverine flooding events and future sea level rise, neither of which are currently accounted for in FEMA regulations.

Two Design Flood Elevations have been identified to address these varied conditions.

B. DESIGN FLOOD ELEVATION 1 (DFE-1)

The Ground Floor DFE (DFE-1) is intended to elevate new development above the impacts of current riverine and future tidal flood risk from which the Hurricane Barrier does not provide protection.

a. Required Minimum Elevation

DFE-1 shall be at a minimum elevation of 9.3' NAVD88, which is the highest recorded level of precipitation-related flooding in the Providence River.

b. Below Minimum Elevation

Where existing grades are lower than DFE-1, the preferred approach is to locate vertical circulation elements, such as stairs and ramps, external to the building so that all internal uses are above DFE-1. External circulation elements should contribute to the activation of the public realm; at a minimum they should be accessible and well-landscaped. On dimensionally constrained sites where external vertical circulation may not be feasible or practical, ground floor uses below DFE-1 shall be dry floodproofed. Any occupiable space below DFE-1 must be dry floodproofed except low-occupancy service spaces such as loading and parking, which must be wet floodproofed at a minimum. Deployable flood barriers are permitted as part of a dry floodproofing approach. Any electrical switches and wiring located in an elevator hoistway below DFE-1 must be dry floodproofed.

c. Uses

In no case shall residential, day care, medical and health care uses, educational or government uses, except related accessory uses such as lobbies, vertical circulation elements and loading, be permitted below DFE-1.

d. One-Story Structures

One story structures may locate critical mechanical and electrical building systems at grade, but not below DFE-1.

C. DESIGN FLOOD ELEVATION 2 (DFE-2)

The designation of a Second Floor DFE (DFE-2) is intended to provide longer-term resilience in multi-story buildings in the event that the hurricane barrier is inoperable or overtopped by a future storm surge exacerbated by sea level rise.

a. Required Minimum Elevation

The Second Floor DFE (DFE-2), which establishes a benchmark for the protection and continued occupancy of upper stories, shall be at a minimum elevation of 24.5' NAVD88.

b. Critical Systems

Critical mechanical and electrical systems in multi-story buildings are not permitted to be located at elevations below DFE-2.

c. Below Minimum Elevation

The use of flood resistant materials and provisions for flood vents or their future installation below DFE-2 are encouraged.

D. APPLICABILITY

DFE-2 applies to the entire District. DFE-1 applies only to parcels that are partially or fully below the DFE-1 threshold. Parcels that may be fully or partially below the DFE-1 threshold are as follows:

- Parcel 1a
- Parcel 2
- Parcel 14/15
- Parcel 22
- Parcel 42

E. DEFINITIONS

See Appendix for definitions and examples of wet and dry floodproofing, as well as other emerging best practices for building resilience.

