

PROVIDENCE
INNOVATION & DESIGN
DISTRICT

REQUEST FOR PROPOSALS

Development of Parcel 1A of the I-195 Redevelopment District

Submission Deadline: September 8, 2023

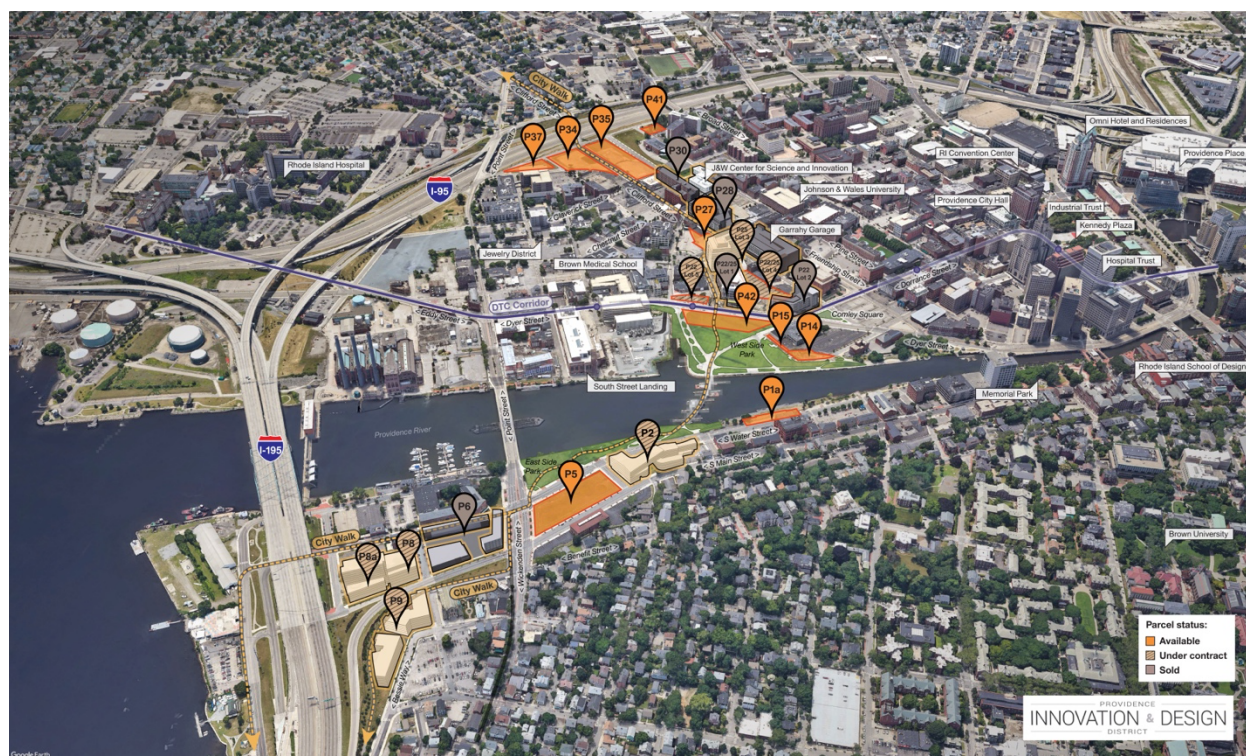
Overview

Through this Request for Proposal (RFP), the I-195 Redevelopment District Commission (Commission) is seeking development proposals for Parcel 1A of the I-195 Redevelopment 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. Parcel 1A is sited on east side of the District, abutting the Providence River and just north of the east side of 195 District Park (District Park).



(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:

- 195 District Park, 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
- 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
- Enhanced bike infrastructure throughout the District including a dedicated two-way cycle track along South Water Street
- The extension of the Riverwalk from District Park to Point Street

Significant private development on District parcels include the following projects:

- **Point225** opened in August 2019. The 200,000-SF commercial building is anchored by the Cambridge Innovation Center (CIC), Johnson & Johnson, Brown University's School of Professional Studies, and 60,000 square feet of wetlab space that is currently under construction. CIC is a coworking space home to more than 200 companies, including a cluster of more than 30 companies focused on offshore wind energy.
- **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 also opened in 2022.

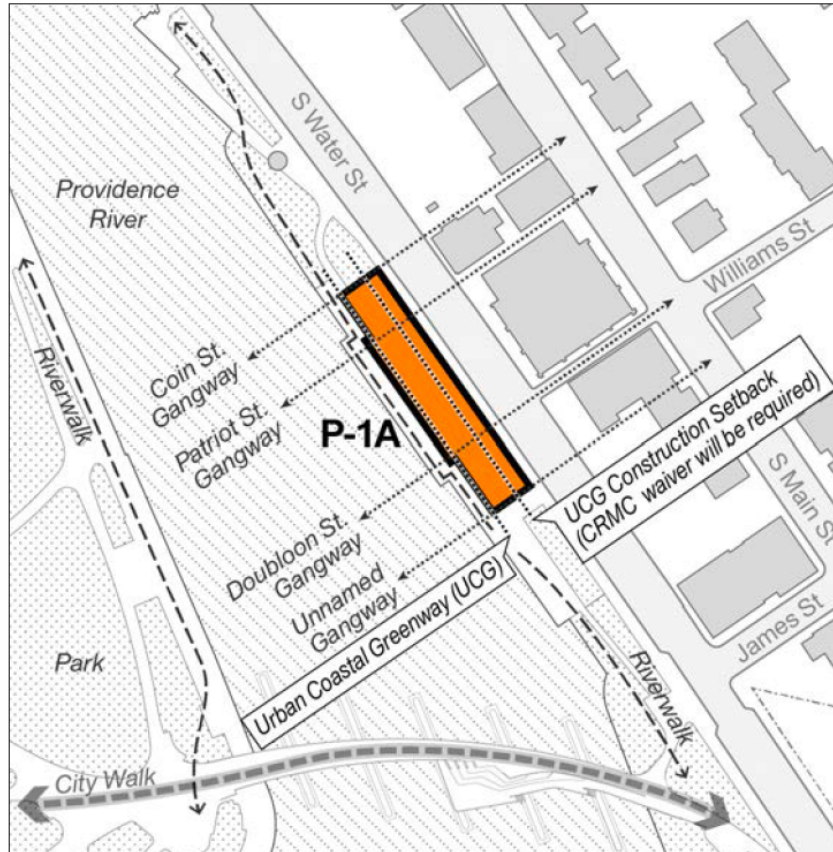
The Commission has also designated developers for several other parcels. Projects in the pipeline include a corporate headquarters, a laboratory building, and various residential developments with active ground-floor commercial uses.

District Park opened in 2019 and is owned and operated by the District. It is heavily programmed with approximately ninety events on the calendar for the 2023 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 District Park each day during peak season, with approximately 900,000 total visits last year.

For more information about the District Park, visit www.195districtpark.com.

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

Property Description and Objectives



(Figure 2) Parcel 1A is prominently located on the Providence River, adjacent to the Michael S. Van Leesten Memorial Bridge and the east side of District Park

The Commission is seeking development proposals for Parcel 1A (“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. Parcel 1A is in the District’s East Side District, which aims to foster development that is pedestrian-friendly and mixed-use, activates the park, and creates a continuous urban fabric linking the Fox Point neighborhood to the Providence River. The site is located on South Water Street, just north of District Park, and has frontage on the Providence River. The Riverwalk, a riverfront pedestrian loop throughout downtown Providence, runs between Parcel 1A and the Providence River.

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

Proposals can include any use or combination of uses but must include a minimum purchase price of \$350,000 to enable the Commission to continue to retire its bonds through the application of proceeds from the sales of District real estate.

Proposers should also note the following:

- 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/>.
- The parcel is subject to the Rhode Island Coastal Resources Management Council's (CRMC) 25' construction setback. This constraint and other feedback from CRMC on previous proposals is described in more detail in a memo from Fuss & O'Neill available at <https://www.195district.com/for-developers/development-proposal-materials/>. This memo indicates that a 20' waiver from the construction setback is likely feasible, but it will ultimately be the developer's responsibility to apply for any required relief from CRMC.
- A development on the parcel must respect four historic gangways from South Water Street to the riverfront. Gangway locations are displayed in Figure 2 and Attachment 1. Pursuant to a Memorandum of Agreement, the Rhode Island State Historic Preservation Officer (SHPO) must review and approve the final designs of any project in the District. The SHPO's previous position on the gangways was that these areas should be open to the sky. If a respondent to this RFP seeks a different method of referencing the gangways, or proposes to build over the gangway areas, then the designated developer must obtain SHPO approval, which will occur during the 195 District design review process.
- 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 are 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 \$0.48/SF of rentable SF (excluding parking, 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 "Parcel 1A RFP" to the address below by **4:00 P.M. on September 8, 2023**.

I-195 Redevelopment District
Parcel 1A RFP
225 Dyer Street, 4th Floor
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 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 and the riverfront particularly for ground floor spaces
- Contribution to the Development Plan's stated goals for the East Side 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), 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.

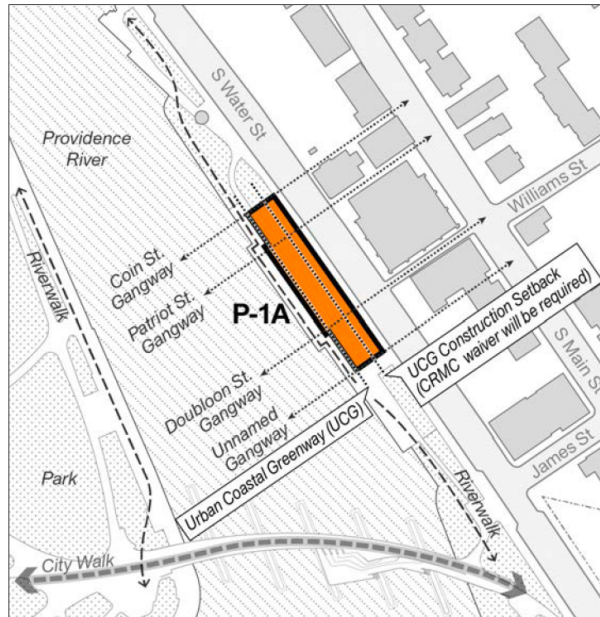
The timeline for the Commission to select a preferred developer for Parcel 1A depends on the number and content of proposals received, although a decision is anticipated for late fall 2023. Upon being awarded preferred developer, the selected developer and Commission will proceed to negotiate a letter of intent (LOI) 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 a respondent's overall project design meets the urban design objectives identified in the Development Plan, 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.

Attachment 1: Parcel Specifications



Parcel Specifications	
Parcel Area	0.28 ac.
District	East Side District
Minimum Building Height	1 story
Minimum Ground Floor Height	18' for non-residential uses
Maximum Building Height	6 stories
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"> Urban Coastal Greenway (UCG) area extends 20' inland from the "Coastal Feature" (the seawall); UCG Construction Setback extends 25' inland from the inland edge of the UCG. Applicants must apply to the Rhode Island Coastal Resources Management Council (CRMC) for a waiver from the 25' UCG Construction Setback. Historic Alignment of the former Coin St, Patriot St, Doubloon St, and unnamed riverfront gangways shall be visually or physically reflected through the use of signs, pavement markings, architecture, or other interpretive elements. Surface parking lots and parking structures are prohibited; no Special Exception will be granted. Curb cuts and driveway access are prohibited. Parcel 1A is within the College Hill National Register Historic District, which is listed in the National Register of Historic Places. Proposals should be designed to complement the historic context. 	

Note: Full investigation of easements and other external constraints to development is the responsibility of the project proponent.

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, waterfront, 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 District park, pedestrian bridge, and west 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. An excel version of this form is in the project dropbox located at <https://www.195district.com/for-developers/development-proposal-materials/>.
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 on-site 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 District Development Plan and any zoning waivers, variances, and/or special exceptions requested. It is the applicant's responsibility to confirm compliance with the District Development Plan.

4. SITE PLAN AND FLOOR PLANS

1. Conceptual site connection and activation diagram highlighting strategies to activate the park, riverfront, and street edge. 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) if applicable, 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. Strategies for off-site parking, if applicable.
4. Site access plan including pedestrian access, vehicular access if applicable, and loading/service access.
5. 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.
6. Additional detail may be requested during design reviews 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 Riverwalk. 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 how the project meets the resiliency requirements in Attachment 5 and proposed approach to wet and dry floodproofing where necessary.

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 LOI 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 final step in design review, which follows the selection of a preferred developer). 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	
Program	GSF
Residential	
Office	
Retail	
Hotel	
Laboratory	
Structured Parking	
Other	
Total GSF	

Milestones*	
Category	Approx. Date
Completion of Due Diligence	
Completion of Permitting	
Financial Closing	
Construction Commencement	
Certificate of Occupancy	

*Assume 11/15/2023 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

Parcel 1A is at flood elevation that will be prone to sporadic tidal and riverine flooding with a moderate projection of climate change. Accordingly, this and other applicable 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.

