



# PLANNING AND DEVELOPMENT

Mayor Jorge O. Elorza | City of Providence



Since 2015, the Department of Planning and Development (DPD) accelerated conditions for growth and solidified Providence as a City that is desirable for living, working, and playing.





# THE OBJECTIVES:

From 2015 through today, the City of Providence enabled high quality development by:

1. reforming regulation to promote growth
2. investing in public space to support vibrant urban life
3. advancing redevelopment projects and plans tailored to our diverse neighborhoods

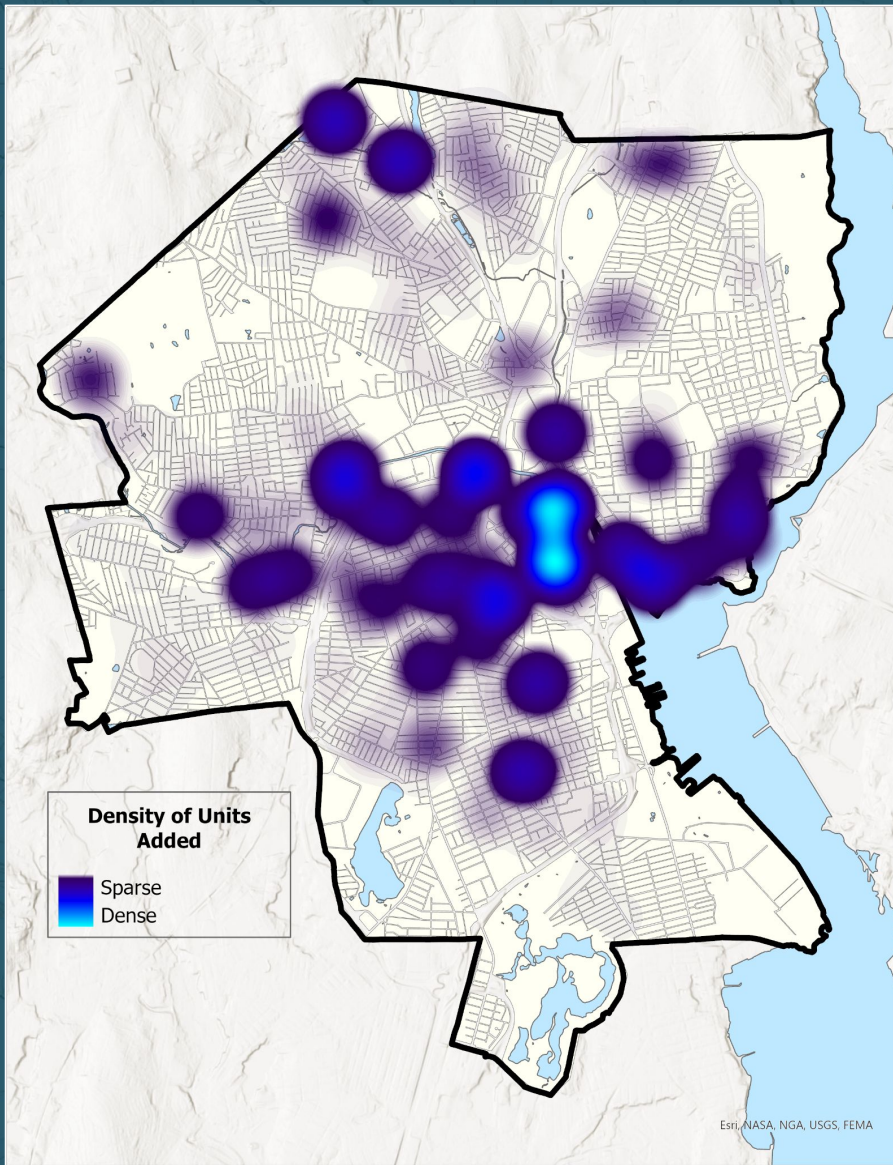
# THE RESULTS:

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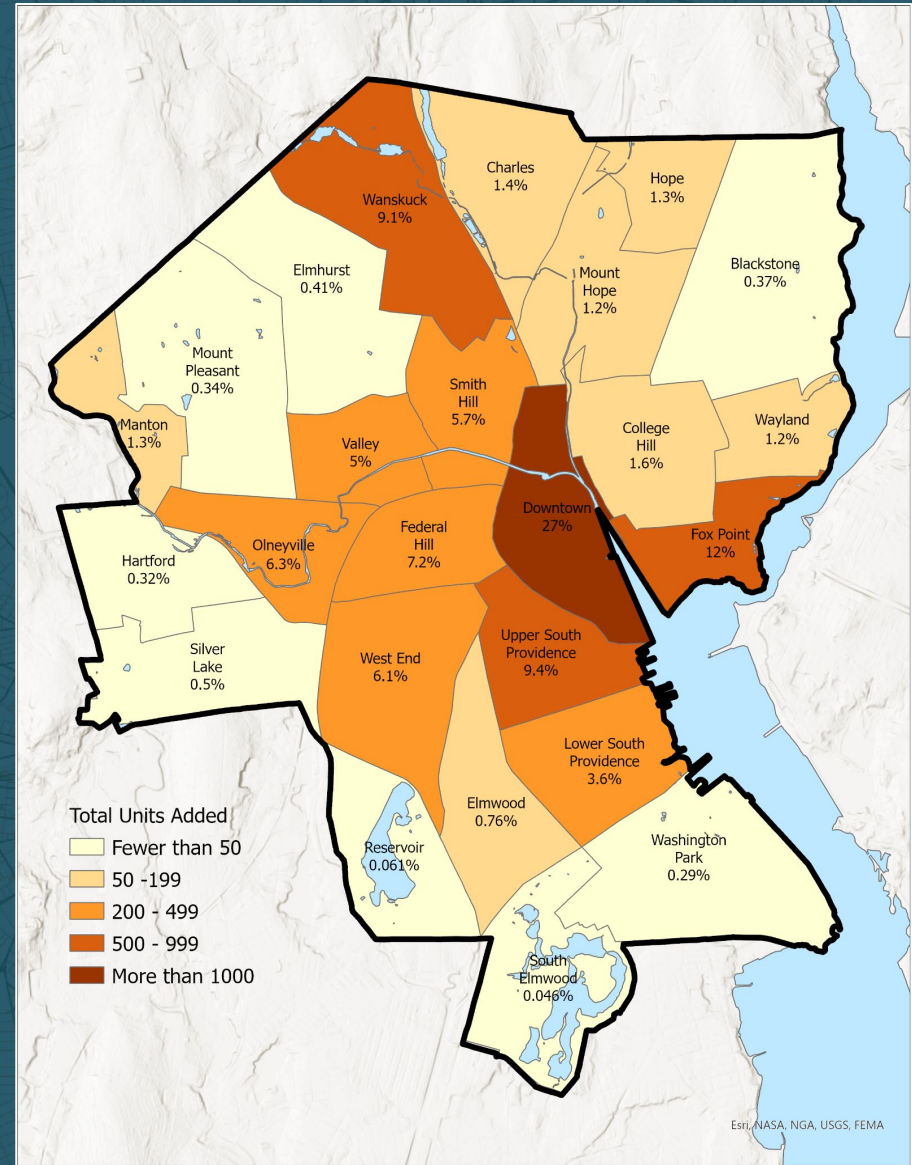
- **\$2.4 billion** invested in construction in Providence since 2015
- **7,032** completed and future housing units in **100** mid- to large-sized projects and **493** new single and small multi-family buildings
- **~17%** of all units are affordable\* (**1,173 units**)

\*[deed or rent restricted units]





Citywide heatmap of future and completed (2015-today) housing units



Completed and future housing units by neighborhood



# THE RESULTS:

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- More than \$44 million invested in new affordable housing programs
- \$20.2 million secured or invested in downtown public spaces
- More than \$125 million dedicated to citywide infrastructure improvements
- 19.2 miles of green and complete street improvements
- Over 20 vacant and underutilized parcels redeveloped citywide for affordable housing, commercial and community uses
- 697 vacant housing units rehabilitated and occupied under the Every Home initiative
- 3 corridor revitalization plans crafted with community partners
- More than 50 public art projects



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# Reforming regulation to promote growth

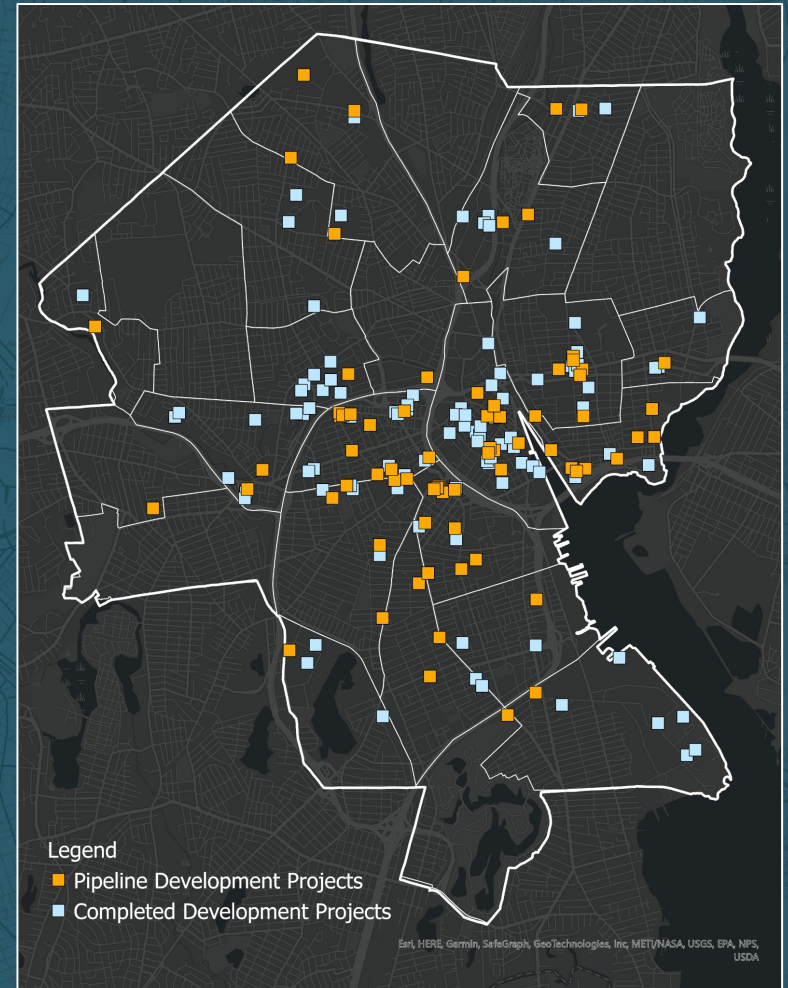
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# REGULATORY REFORM

## Zoning reform drives Providence's current development boom

- In 2014, the Department rewrote the [zoning ordinance](#), facilitating quality urban development by:
  - reducing parking requirements
  - permitting greater density in areas served by transit
  - relaxing dimensional regulations consistent with existing built environment
- New unified review process streamlines development



Map of mid- and large-sized Providence developments initiated 2015 or later

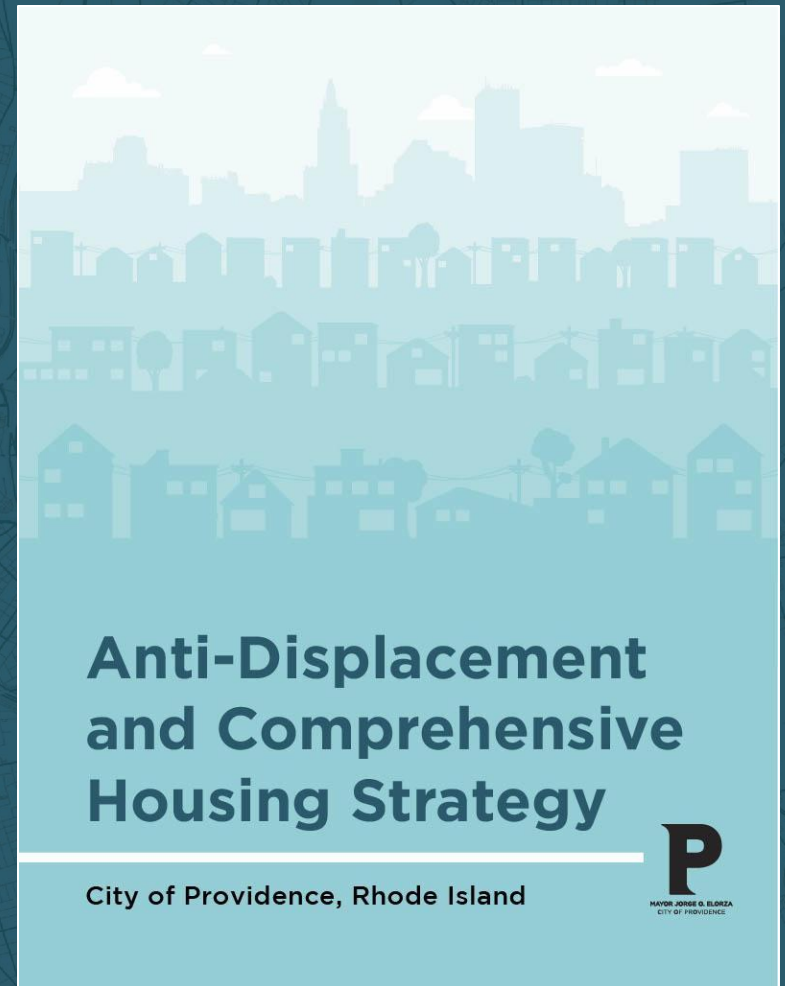


# HOUSING ACTION

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**Targeted strategy & investments helped catalyze development that meets Providence's affordable housing needs**

- The City's first housing plan, the [Anti-Displacement & Comprehensive Housing Strategy \(2019\)](#), led to:
  - municipal affordable housing bond of \$25M invested in projects like Jordan Caffey and Bowdoin Modular Homes.
  - Zoning reform to produce more housing
  - [Neighborhood Land Bank](#) program
- Additional \$19M in ARPA funding to support Housing Strategy initiatives





# HOUSING ACTION

The City allocated tens of millions in Federal funding to respond to Providence's affordable housing-crisis since 2015, including:

- \$8.3M in new affordable housing construction (94 units)
- \$2.8M in rehabilitation of affordable rental housing (76 units)
- \$4M in shelters, rapid rehousing & transitional housing
- More than \$500K in public housing modernization
- 419 units made lead-safe via forgivable loans
- Down payment assistance to 62 low-moderate income home buyers, and 129 rehabilitation loans to low-moderate income homeowners





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# Investing in public space to support vibrant urban life

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# INFRASTRUCTURE

## New capital planning process standardized infrastructure investment citywide

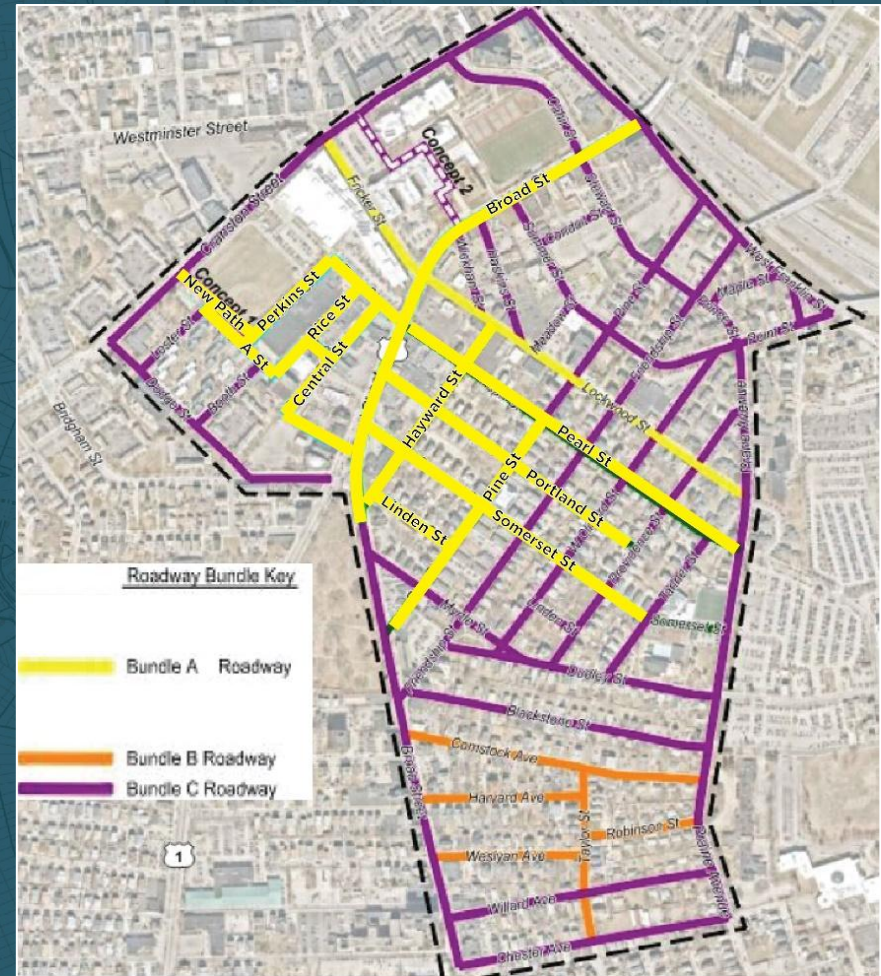
- A new interdepartmental approach to infrastructure planning led to:
  - ~\$125M in public infrastructure investments, including: parks, city facilities, green infrastructure, roads, sidewalks, traffic-calming, lighting, mobility, and public art
- DPD manages the following infrastructure projects:
  - Greater Kennedy Plaza, Waterplace Park, & Riverwalk improvements
  - Woonasquatucket River Greenway Extension & Broad Street Improvements
  - Upper South Providence Infrastructure Improvements





# FEATURE: Upper South Providence Infrastructure Improvements

- DPD is managing the design, engineering, & implementation of \$7.3M in transformative public infrastructure investment in Upper South Providence, including:
  - street repaving, sidewalks, crosswalks, sewers, lighting, street trees, and trash receptacles
- These improvements were designed in coordination with Joseph Caffey Apartments & Jordan Caffey Townhomes development





# DOWNTOWN PLACEMAKING

Through coordinated planning & investment, Downtown was reimagined to be more inviting, inclusive & connected.

- The Downtown Vision Plan released in May 2021, lead to:
  - pedestrian safety improvements (Washington Street & East Approach construction in '23)
  - accessible and climate resilient infrastructure (\$7.8M in US DOT RAISE funding for Riverwalk & Waterplace Park) and,
  - Greater Kennedy Plaza activation (\$10.3M in ARPA funding)





# COMPLETE STREETS

**Prioritized safety and connectivity for all road users through an inclusive approach to designing Providence streets**

- [Great Streets Plan](#) (2020) established a vision & framework for making Providence streets more safe and vibrant, leading to:
  - Over 19 miles of Urban Trail Network completed or improved citywide since 2017
  - More than 60 wayfinding signs to be implemented Citywide, including along Broad Street, South Water Street, & Dean Street





# FEATURE: Broad Street Improvements

- After four years of community conversations, Broad Street is the new standard for safe & equitable street design for major Providence arteries.
- Improvements include:
  - road-narrowing to reduce speeding
  - accessible curb ramps
  - service-improving bus islands
  - dedicated chimi truck parking
  - new protected path connecting Southside to Downtown, the Jewelry District, India Point Park, & the East Bay Bike Path





# FEATURE: Woonasquacket River Greenway Extension

- Planned for construction in 2023, the [Woonasquacket River Greenway extension](#) will connect Olneyville and the existing Greenway to Downtown Providence through a shared-use path network
- Added benefits of the extension include economic development opportunities, riverfront access, and stormwater management





# ART & CULTURE

## Bolstered Providence's standing as the Creative Capital by prioritizing public art investment

- The City emphasized the continued cultivation of our world class arts and culture scene by activating city blocks, uplifting local artists, and centering neighborhood identity via:
  - Consistent investment in public art & murals
  - Increased Art, Culture + Tourism project funds to support local artists and enable projects
  - Creating & building on its signature arts festival, PVDFest
  - Development of a new ACT Cultural Plan
  - Resurrection of the *Art in City Life Ordinance*





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# Redevelopment tailored to our diverse neighborhoods

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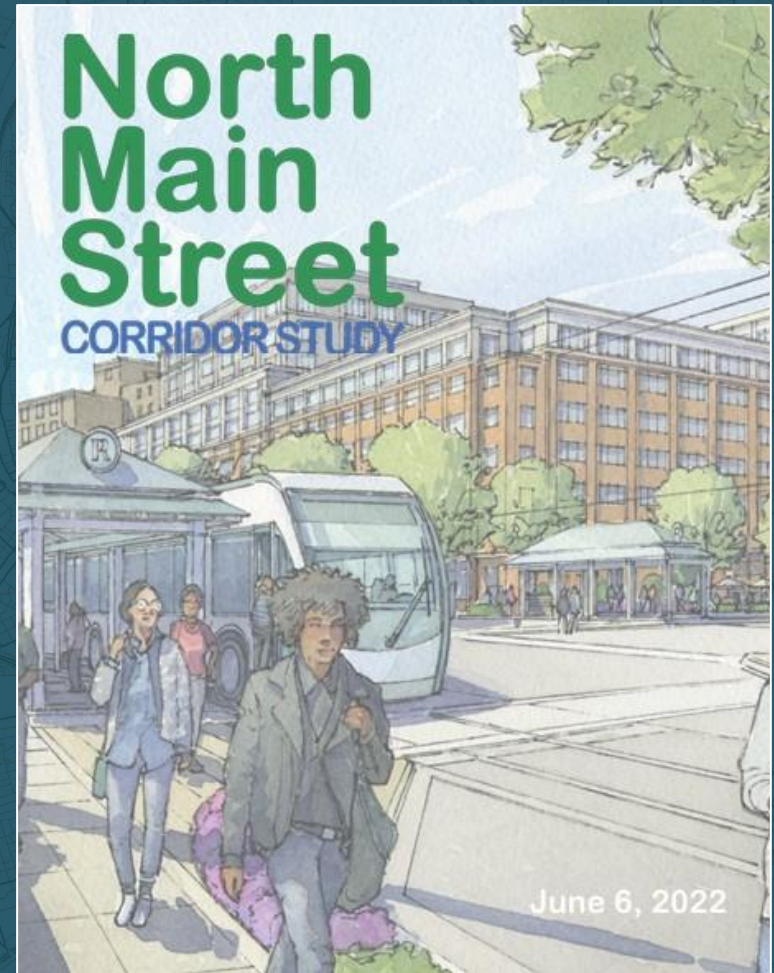


# NEIGHBORHOOD PLANS

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**Neighborhood-specific plans establish visions and roadmaps for ongoing investment in key corridors**

- Community-based planning processes, grounded in robust real estate analysis, crafted neighborhood plans for:
  - Woonasquatucket Corridor (2018)
  - Smith Street (2020)
  - North Main Street (2022)

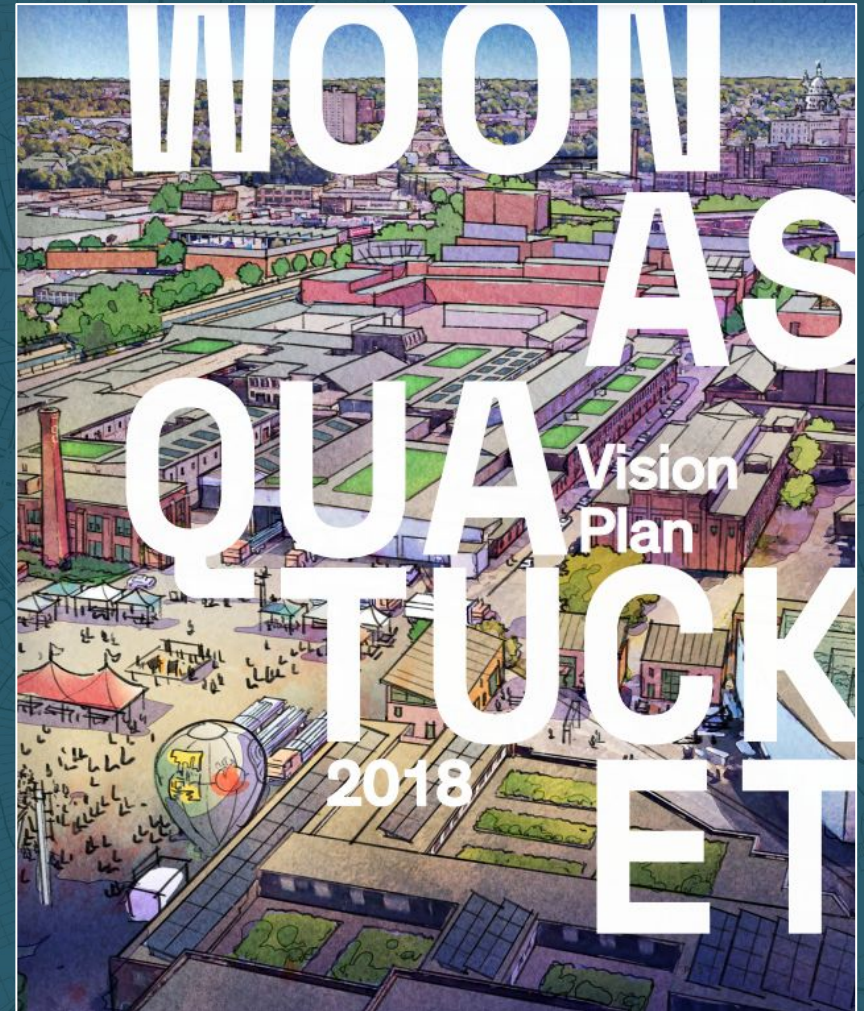




# FEATURE: Woonasquatucket Vision Plan

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- The *Woonasquatucket Vision Plan* (2018), crafted with more than a year of community input, established goals and strategies for the future development of the former industrial river corridor, leading to:
  - the redevelopment of brownfield remediation sites, such as Gotham Greens at the former GE baseworks plant
  - ongoing mobility improvements that connect the Valley & Olneyville to Downtown
  - investment in affordable artist and maker space





# PRA REDEVELOPMENT PROJECTS

**Providence Redevelopment Agency projects activated parcels in neighborhoods around Providence, catalyzing further development and restoring landmarks**

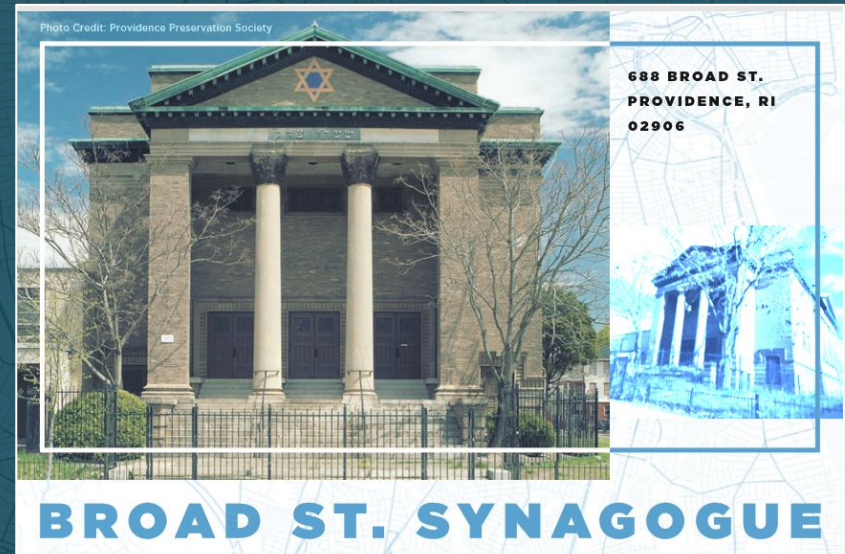
- PRA has facilitated a mix of new build, affordable housing, historic renovation, and public facility projects on key parcels around Providence, such as:
  - Bomes Theater (Broad Street)
  - Wedding Cake House (Broadway)
  - Roger Williams Park Gateway (Broad Street)
  - Paragon Mill (Olneyville)





# PRA REDEVELOPMENT PROJECTS

- Several landmark projects in the PRA pipeline will preserve and activate key sites for uses that strengthen surrounding neighborhoods, including:
  - Broad Street Synagogue
  - Atlantic Mills
  - 50 Sims Ave
  - Urban League





# FEATURE: Paragon Mill

- Paragon Mill, an iconic former textile mill in the heart of Olneyville, is being revitalized into a mixed use development, with help from Affordable Housing Trust Fund and the Providence Redevelopment Agency
  - 101 units of affordable housing
    - 44 units at <60% of Area Median Income (AMI)
    - 57 units at <120% AMI
  - Preservation of interior and exterior historic features
  - Indoor & outdoor community space with 3,000+ square feet of retail



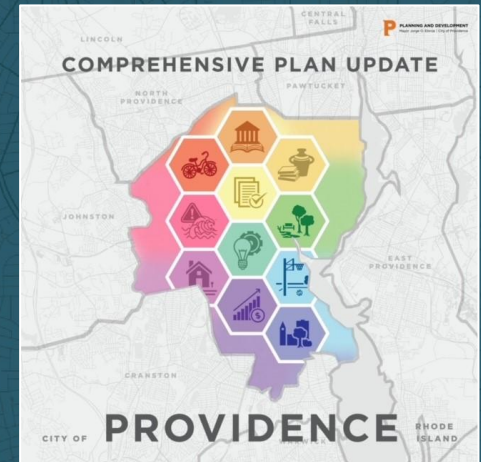
*Rendering of Paragon Mill post-construction*



# 2023: A LOOK AHEAD

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- Comprehensive Plan Update: Every decade, Providence updates its Comprehensive Plan (or “Comp Plan”), which is a framework document that guides growth and development in the City over the next 20 years. The Planning Department began a robust community engagement cycle in 2022 and will launch a Visioning and Collaboration Phase in early 2023.
- Providence Neighborhood Land Bank: In October 2022, City Planning and the Providence Redevelopment Agency launched a Land Bank, funded by the Providence Housing Trust, that will acquire, hold, and transfer underused vacant land throughout the City, with the goal of generating new affordable housing and revitalizing Providence neighborhoods.
- Community Engagement Platform: Early 2023 will see the launch of a brand new community engagement platform where community members can learn information about new and upcoming Planning projects, provide feedback, attend webinars, and much more.





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# PRIVATE PROJECTS & INVESTMENTS

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# PRIVATE DEVELOPMENT RESULTS

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Since 2015, the City of Providence facilitated hundreds of private projects through its development pipeline, supported by:

- regulatory reforms that have promoted growth in line with the existing built environment
- Department of Planning and Development review processes and staffing of City Boards and Commissions



# MARKET-RATE HOUSING DEVELOPMENT

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468 WEST FOUNTAIN ST



DEAN & SPRUCE ST



12-16 PIEDMONT ST



8-10 HEWITT ST



# MARKET-RATE HOUSING DEVELOPMENT

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530 BROADWAY



14 MATILDA ST



18 EIGHTH ST



99 HILLSIDE AVE



# MARKET-RATE HOUSING DEVELOPMENT

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580 SOUTH WATER ST



44 HOSPITAL ST



387 WICKENDEN ST



STATION ROW



# MARKET-RATE HOUSING DEVELOPMENT

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225 WATERMAN ST



229 WATERMAN ST



219 WATERMAN ST



159 WAYLAND AVE



153 GANO ST



# DOWNTOWN RESIDENTIAL HOUSING DEVELOPMENT



204 WESTMINSTER ST



UNION TRUST BUILDING



PROVIDENCE G



270-290 WESTMINSTER ST



"SUPERMAN" BUILDING



# DOWNTOWN RESIDENTIAL HOUSING DEVELOPMENT

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IRONS AND RUSSELL BUILDING



CASE MEAD LOFTS



71-85 RICHMOND ST



THE NIGHTINGALE



# ADAPTIVE REUSE OF HISTORIC MILLS

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ROOMS & WORKS PHASE II



STRIVE LOFTS



WANSKUCK MILL



US RUBBER LOFTS



# ADAPTIVE REUSE OF HISTORIC MILLS

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PARAGON MILL



THE PROMENADE AT THE FOUNDRY



# AFFORDABLE AND MIXED-INCOME HOUSING DEVELOPMENT

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SIXTY KING ST



KING ST COMMONS



MAPLEWOODS



COPLEY CHAMBERS



# AFFORDABLE AND MIXED-INCOME HOUSING DEVELOPMENT

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THE COMPOSITION



808 BROAD ST



THE UPTON



SANKOFA



# AFFORDABLE AND MIXED-INCOME HOUSING DEVELOPMENT

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**JOSEPH CAFFEY APARTMENTS & JORDAN CAFFEY TOWNHOMES**



**CROSSROADS (94 SUMMER ST)**



# STUDENT-ORIENTED HOUSING DEVELOPMENT

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EDGE COLLEGE HILL



RIVER HOUSE



15-23 EUCLID AVE



# HOTEL DEVELOPMENT

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**HOMEWOOD SUITES HOTEL**



**MARRIOTT RESIDENCE INN**



**WOODSPRING SUITES**



# HOTEL DEVELOPMENT

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**ALOFT HOTEL**



**THE BEATRICE**



# INSTITUTIONAL DEVELOPMENT

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RISD - NORTH HALL



BROWN - PERFORMING ARTS CENTER



BROWN - WATSON INSTITUTE



BROWN - ENGINEERING SCHOOL



# INSTITUTIONAL DEVELOPMENT

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**BROWN - SOUTH ST LANDING**



**BROWN - BROOK STREET DORMS**



**ROGER WILLIAMS - LAW SCHOOL**



**JOHNSON & WALES - JOHN J. BOWEN CENTER**



# INSTITUTIONAL DEVELOPMENT

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**PROVIDENCE COLLEGE - RUANE FRIAR DEVELOPMENT CENTER**



**PROVIDENCE COLLEGE - ALBERTUS  
MAGNUS SCIENCE COMPLEX**



**PROVIDENCE COLLEGE - DORMITORY**



# INSTITUTIONAL DEVELOPMENT

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MEETING STREET SCHOOL EXPANSION



GRACE CHURCH ADDITION



WOMEN & INFANTS EXPANSION



# COMMERCIAL DEVELOPMENT



75 FOUNTAIN ST



AMAZON DISTRIBUTION FACILITY



SWAN ST BUSINESS PARK



# COMMERCIAL DEVELOPMENT

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66-76 BRANCH AVE/DRYDEN MILL



LIFESPAN MEDICAL OFFICES



NARRAGANSETT BREWERY



# COMMERCIAL DEVELOPMENT FOOD INNOVATION

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GOTHAM GREENS GREENHOUSE



URBAN GREENS



# COMMERCIAL DEVELOPMENT FOOD INNOVATION

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FARM FRESH RI FOOD HUB



SOUTHSIDE COMMUNITY LAND TRUST



UNION STATION FOOD HALL



# ARTS AND CULTURE FOCUSED DEVELOPMENT

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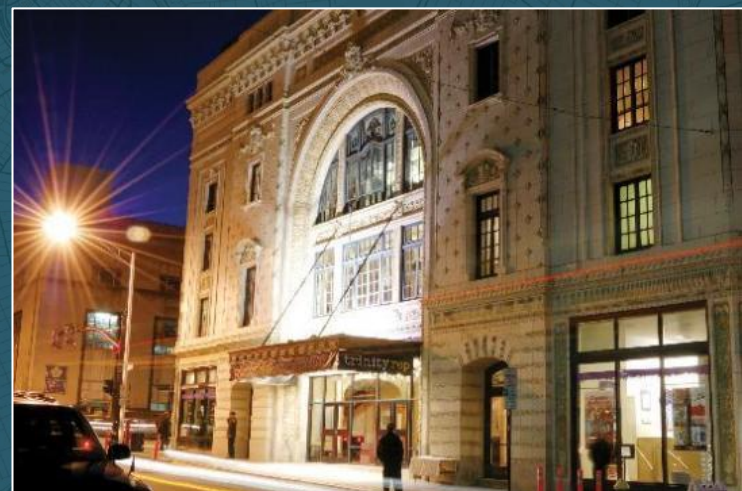
**WATERFIRE ARTS CENTER**



**STEELYARD EXPANSION**



**PROVIDENCE PUBLIC LIBRARY**



**TRINITY REPERTORY THEATER**



# ARTS AND CULTURE FOCUSED DEVELOPMENT

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SOUTHSIDE CULTURAL CENTER



DIRT PALACE AT THE WEDDING CAKE HOUSE



COMMUNITY MUSIC WORKS

