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.
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 OBJECTIVES:
THE RESULTS:

- **$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:

- 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
Reforming regulation to promote growth
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
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
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
Investing in public space to support vibrant urban life
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
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
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
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
Planned for construction in 2023, the Woonasquatucket 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.
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*
Redevelopment tailored to our diverse neighborhoods
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)
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
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)
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

- **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.
PRIVATE PROJECTS & INVESTMENTS
PRIVATE DEVELOPMENT RESULTS

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

468 WEST FOUNTAIN ST

DEAN & SPRUCE ST

12-16 PIEDMONT ST

8-10 HEWITT ST
MARKET-RATE HOUSING DEVELOPMENT

530 BROADWAY

14 MATILDA ST

18 EIGHTH ST

99 HILLSIDE AVE
MARKET-RATE HOUSING DEVELOPMENT

580 SOUTH WATER ST

387 WICKENDEN ST

44 HOSPITAL ST

STATION ROW
MARKET-RATE HOUSING DEVELOPMENT

225 WATERMAN ST

159 WAYLAND AVE

229 WATERMAN ST

153 GANO ST

219 WATERMAN ST
DOWNTOWN RESIDENTIAL HOUSING DEVELOPMENT

204 WESTMINSTER ST
UNION TRUST BUILDING
PROVIDENCE G
270-290 WESTMINSTER ST
“SUPERMAN” BUILDING
CASE MEAD LOFTS

IRONS AND RUSSELL BUILDING

71-85 RICHMOND ST

THE NIGHTINGALE

DOWNTOWN RESIDENTIAL HOUSING DEVELOPMENT
ADAPTIVE REUSE OF HISTORIC MILLS

ROOMS & WORKS PHASE II

WANSKUCK MILL

STRIVE LOFTS

US RUBBER LOFTS
ADAPTIVE REUSE OF HISTORIC MILLS

PARAGON MILL

THE PROMENADE AT THE FOUNDRY
AFFORDABLE AND MIXED-INCOME HOUSING DEVELOPMENT

SIXTY KING ST

KING ST COMMONS

MAPLEWOODS

COPLEY CHAMBERS
AFFORDABLE AND MIXED-INCOME HOUSING DEVELOPMENT

THE COMPOSITION

808 BROAD ST

THE UPTON

SANKOFA
AFFORDABLE AND MIXED-INCOME HOUSING DEVELOPMENT

JOSEPH CAFFEY APARTMENTS & JORDAN CAFFEY TOWNHOMES

CROSSROADS (94 SUMMER ST)
STUDENT-ORIENTED HOUSING DEVELOPMENT

EDGE COLLEGE HILL

RIVER HOUSE

15-23 EUCLID AVE
HOTEL DEVELOPMENT

HOMEWOOD SUITES HOTEL

MARRIOTT RESIDENCE INN

WOODSPRING SUITES
HOTEL DEVELOPMENT

ALOFT HOTEL

THE BEATRICE
INSTITUTIONAL DEVELOPMENT

RISD - NORTH HALL

BROWN - PERFORMING ARTS CENTER

BROWN - WATSON INSTITUTE

BROWN - ENGINEERING SCHOOL
INSTITUTIONAL DEVELOPMENT

BROWN - SOUTH ST LANDING

BROWN - BROOK STREET DORMS

ROGER WILLIAMS - LAW SCHOOL

JOHNSON & WALES - JOHN J. BOWEN CENTER
INSTITUTIONAL DEVELOPMENT

PROVIDENCE COLLEGE - RUANE FRIAR DEVELOPMENT CENTER

PROVIDENCE COLLEGE - ALBERTUS MAGNUS SCIENCE COMPLEX

PROVIDENCE COLLEGE - DORMITORY
INSTITUTIONAL DEVELOPMENT

MEETING STREET SCHOOL EXPANSION

GRACE CHURCH ADDITION

WOMEN & INFANTS EXPANSION
COMMERCIAL DEVELOPMENT

75 FOUNTAIN ST

AMAZON DISTRIBUTION FACILITY

SWAN ST BUSINESS PARK
COMMERCIAL DEVELOPMENT

66-76 BRANCH AVE/DRYDEN MILL

LIFESPAN MEDICAL OFFICES

NARRAGANSETT BREWERY
COMMERCIAL DEVELOPMENT
FOOD INNOVATION
COMMERCIAL DEVELOPMENT

FOOD INNOVATION

FARM FRESH RI FOOD HUB

SOUTHSIDE COMMUNITY LAND TRUST

UNION STATION FOOD HALL
ARTS AND CULTURE FOCUSED DEVELOPMENT

WATERFIRE ARTS CENTER

STEELYARD EXPANSION

PROVIDENCE PUBLIC LIBRARY

TRINITY REPERTORY THEATER
ARTS AND CULTURE FOCUSED DEVELOPMENT

SOUTHSIDE CULTURAL CENTER

DIRT PALACE AT THE WEDDING CAKE HOUSE

COMMUNITY MUSIC WORKS