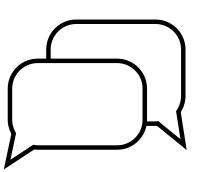


# Welcome!

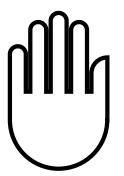
## ¡Bienvenidos!

# Tips for using zoom:



Use the Q&A function to type your questions in the chat. We'll do our best to answer as many as possible.

Use la función de Q&A para escribir sus preguntas



Use the 'Raise your hand' button if you would like to speak.

Use el botón de "Levantar la mano" para hablar



Spanish translation available.

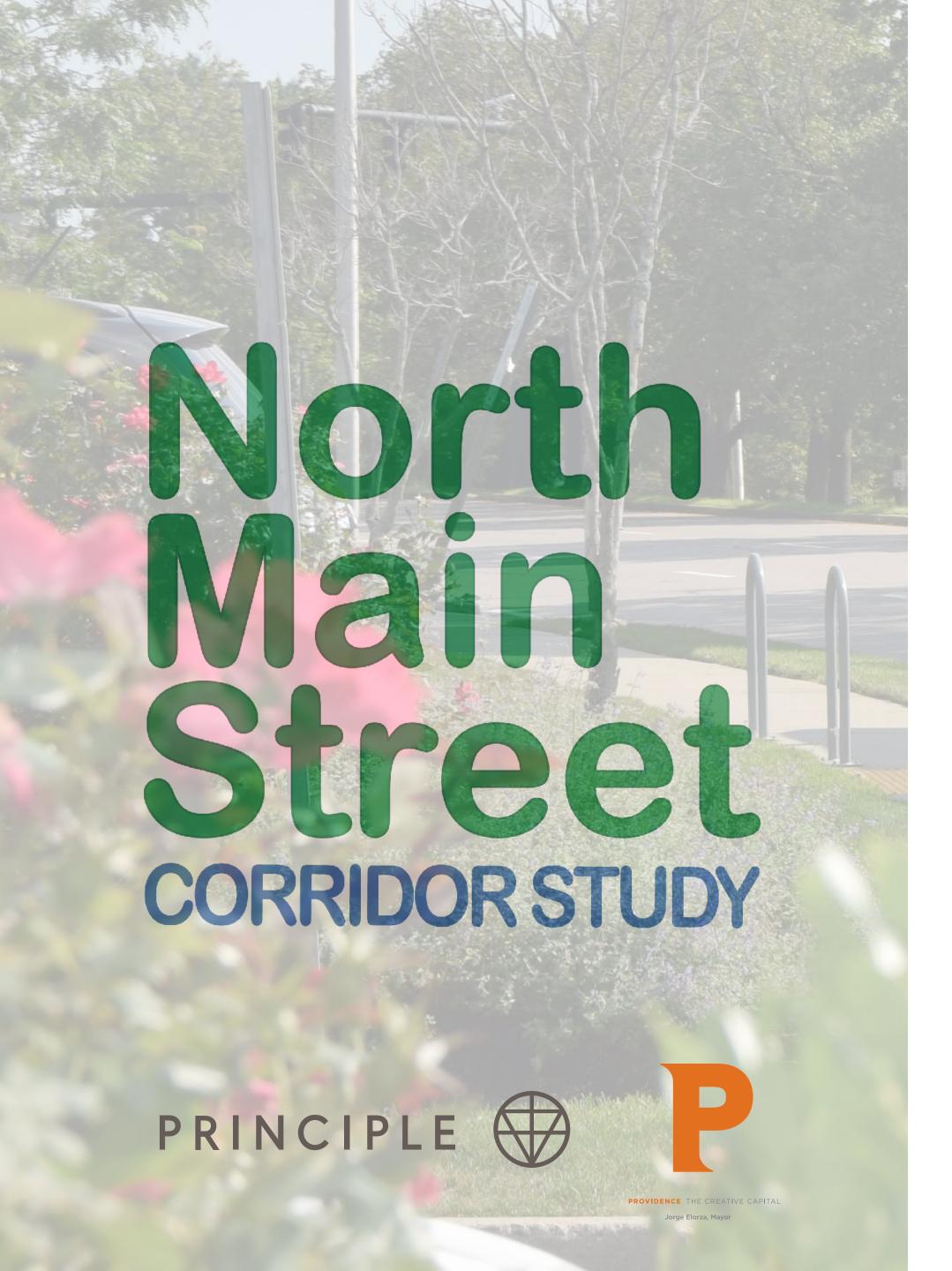
Traducción al Español disponible



Join by phone (Dial) / Para unirse por teléfono Press \*9 to raise your hand Press \*6 to unmute/mute yourself

THIS MEETING IS BEING RECORDED

ESTA REUNIÓN ESTÁ SIENDO GRABADA



### Visit our website:

www.providenceri.gov/planning/north-main-street-corridor-revitalization-study/

# Further questions and comments?

Email Jess Pflaumer, AICP jpflaumer@providenceri.gov

# Agenda

- Introduction from Bonnie Nickerson, Planning Director
- Welcome from City Councilwoman Nirva LaFortune
- Process
- Project Objectives
- Lessons from Previous Plans
- Big Ideas and Opportunities
- Next steps, Online Survey and Upcoming Workshop
- Q&A



# Introduction



Bonnie Nickerson
City of Providence
Director of Planning + Development



Councilwoman Nirva R. LaFortune
Providence City Council
Ward 3



# Process

Online Survey
September 13 to October 25, 2021
<a href="https://bit.ly/northmain-survey">https://bit.ly/northmain-survey</a>

Virtual Community Meeting
Monday October 4, 2021
<a href="https://bit.ly/northmainpresentation">https://bit.ly/northmainpresentation</a>

Wirtual Visioning Workshop
Monday, October 25, 2021
<a href="https://bit.ly/northmainworkshop">https://bit.ly/northmainworkshop</a>

Final Presentation
Spring 2022

# Team

# **Consulting Team**



**Russell Preston**Principle - Director



Carlos Sainz Caccia Principle - Planner Urban Designer



**Logan Capone**Principle - Planner



**Mandy Reynolds**Principle - Planner



**Ariane Rutt**Principle - Architect



**Ben Meader**Principle - GIS Mapping



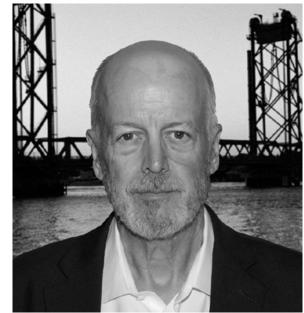
Jeff Lee Romero Karp Strategies -Principal Market Study



Alan Patterson
Karp Strategies Market Study
Consultant



Gopinath Gnanakumar Malathi. Karp Strategies -Market Study Analyst



Rick Chellman

TND EngineeringDirector. Transportation
Planner

# City Team

**Bonnie Nickerson**Director of Planning

Martina Haggerty
Associate Director of
Special Projects

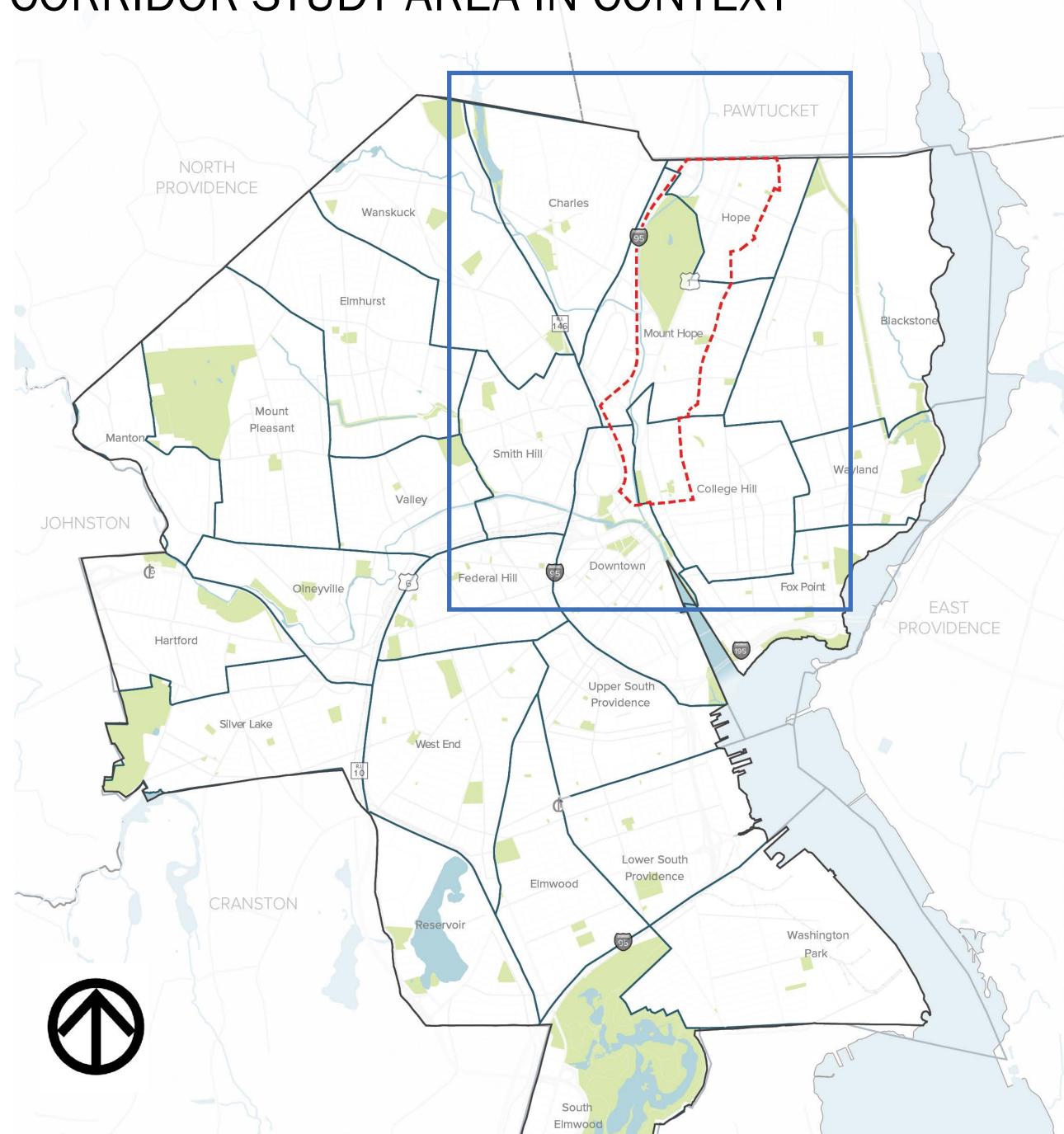
**Jess Pflaumer**Planner

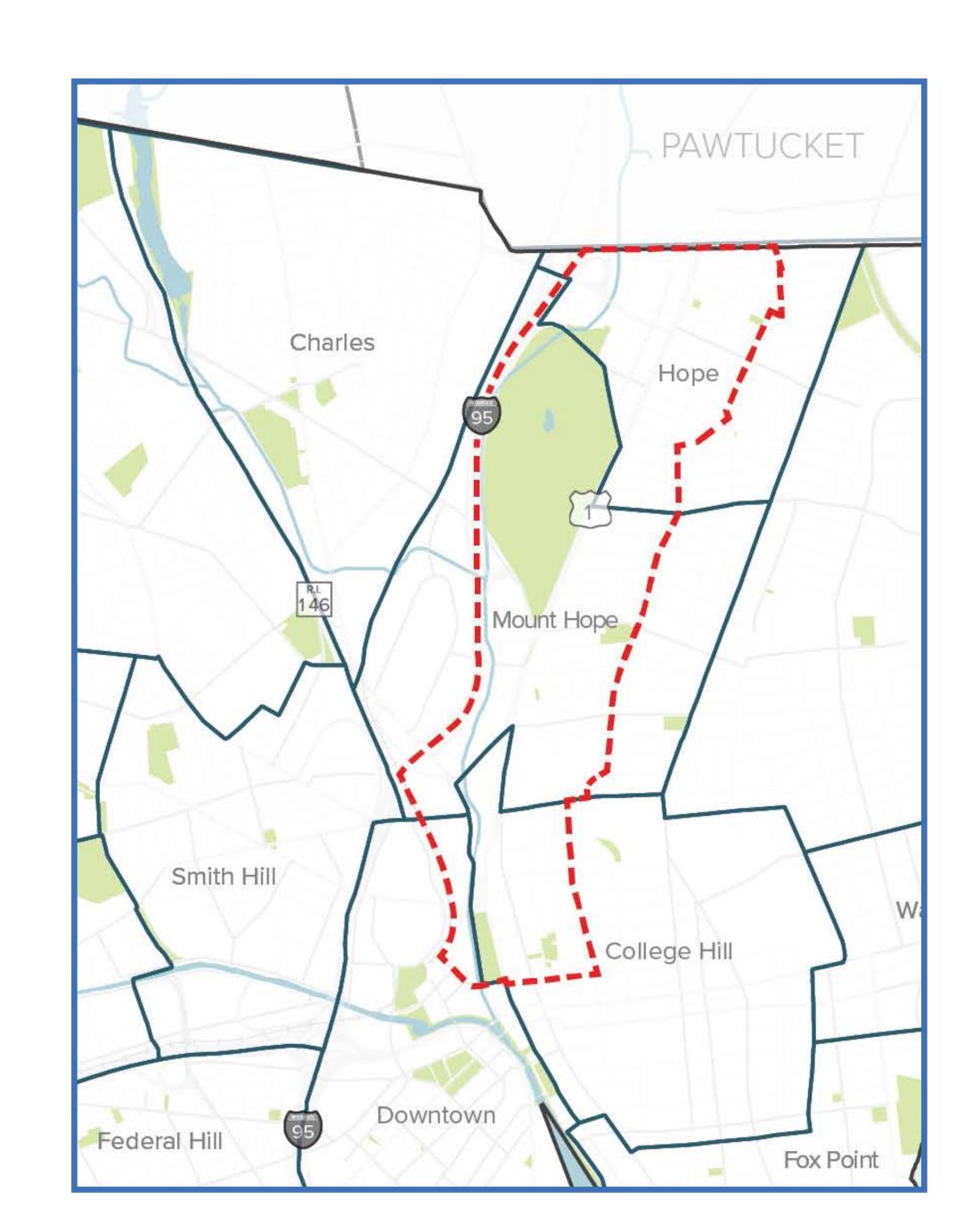
Emily Freedman
Director Division of
Housing & Community
Development

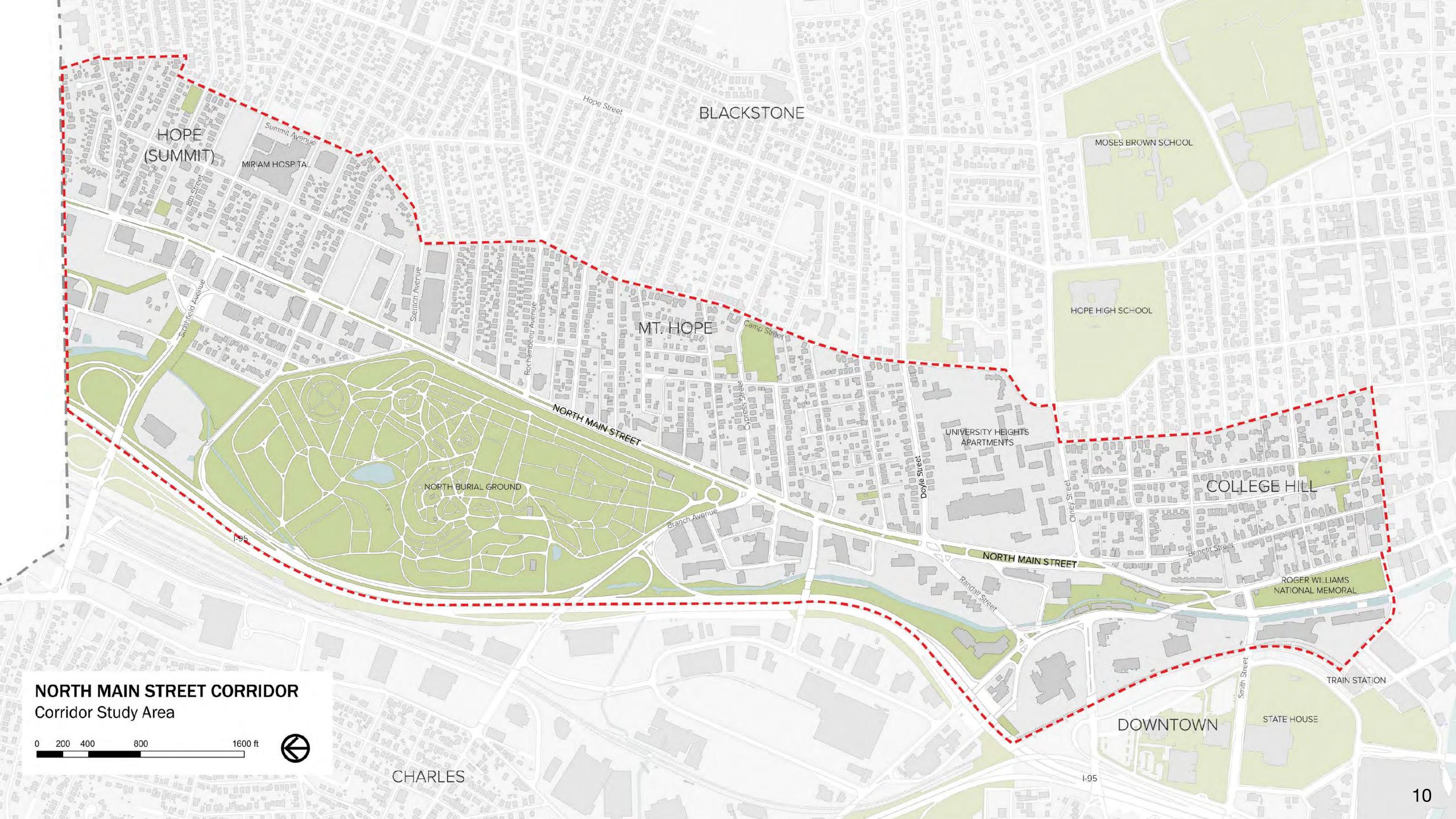


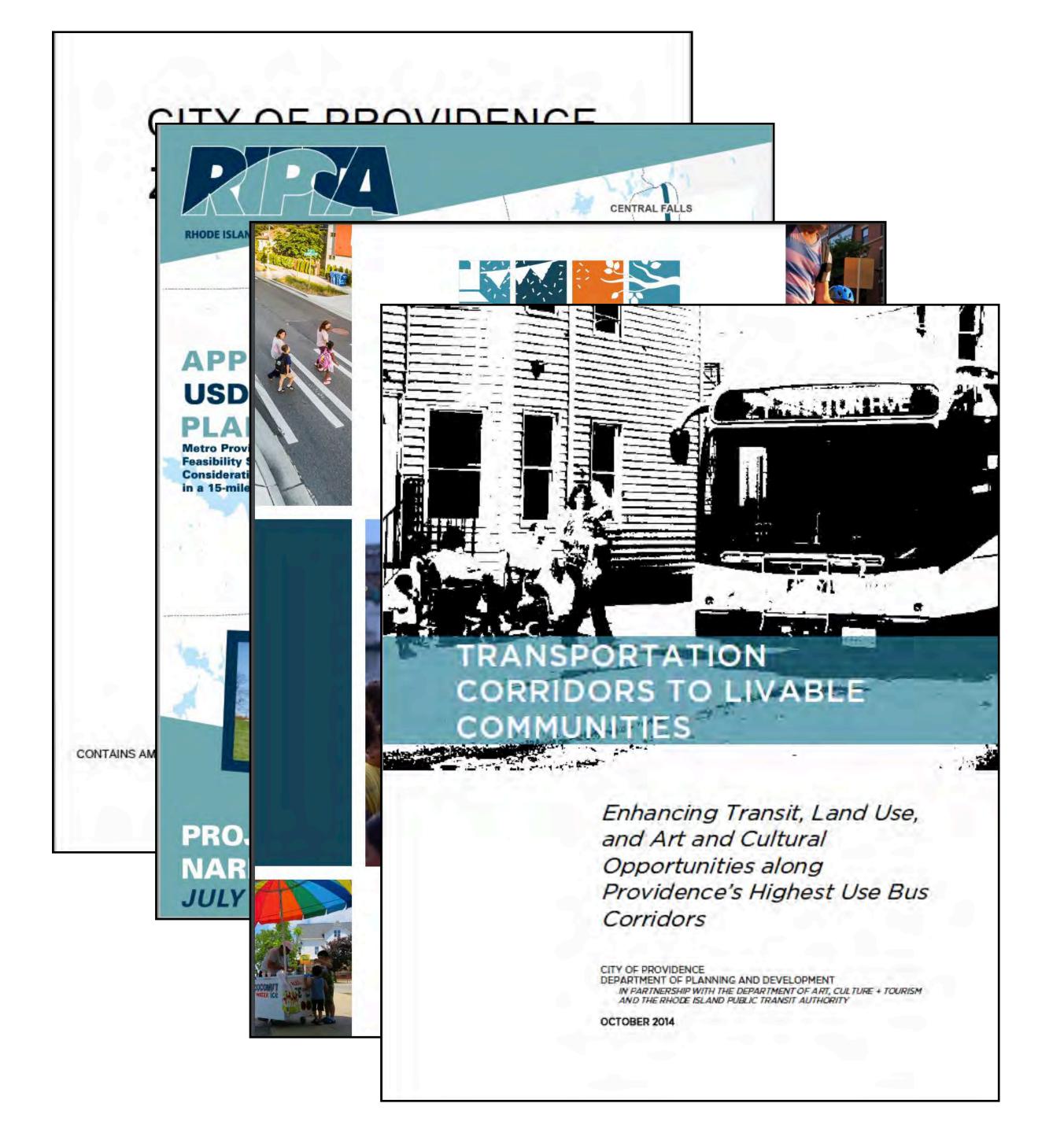
# Project Objectives

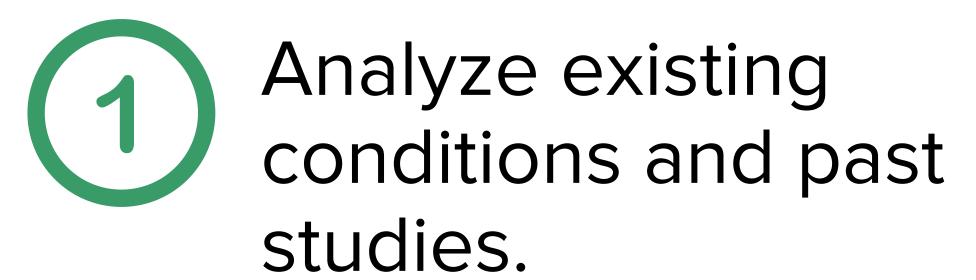
### CORRIDOR STUDY AREA IN CONTEXT

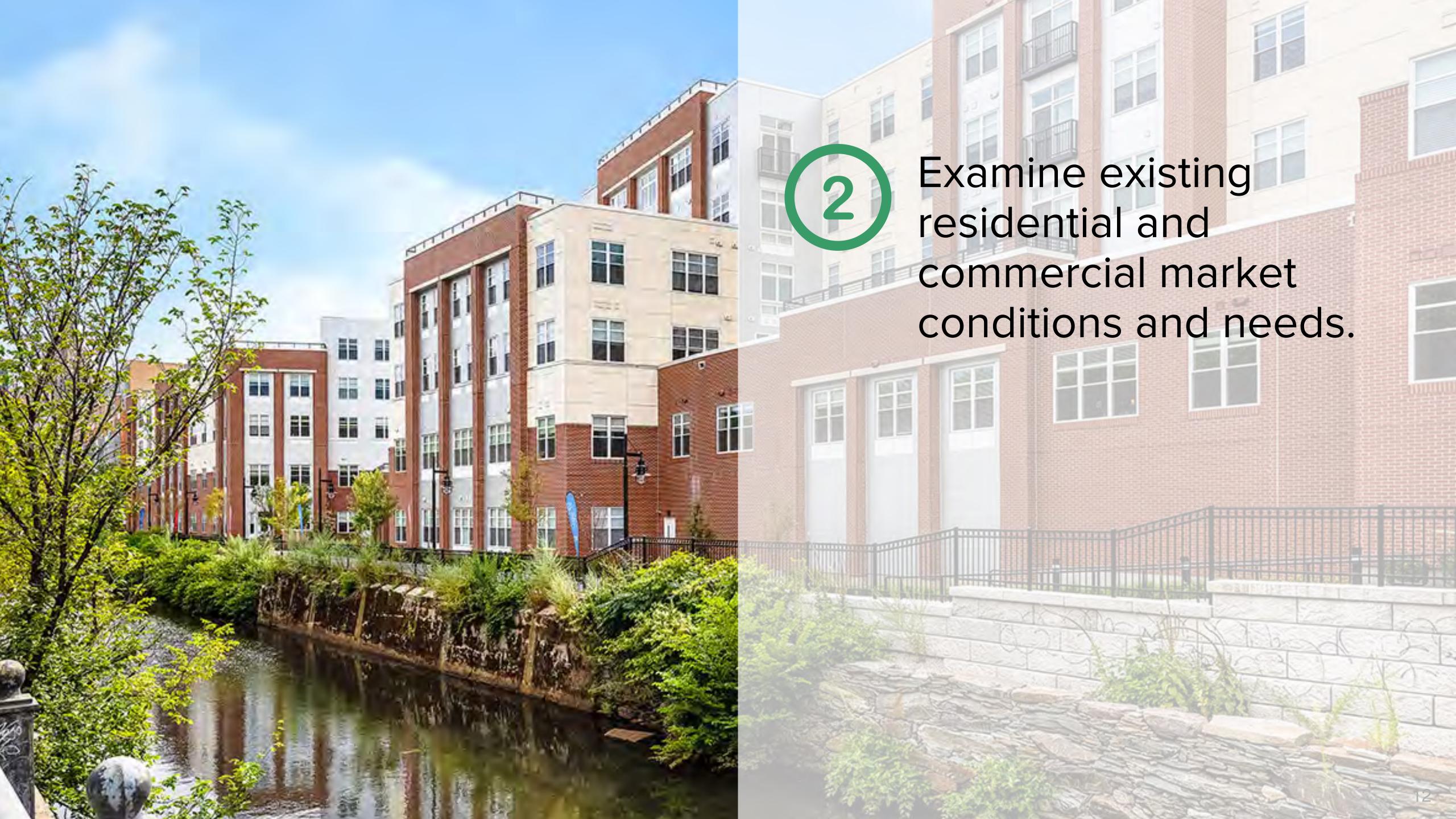


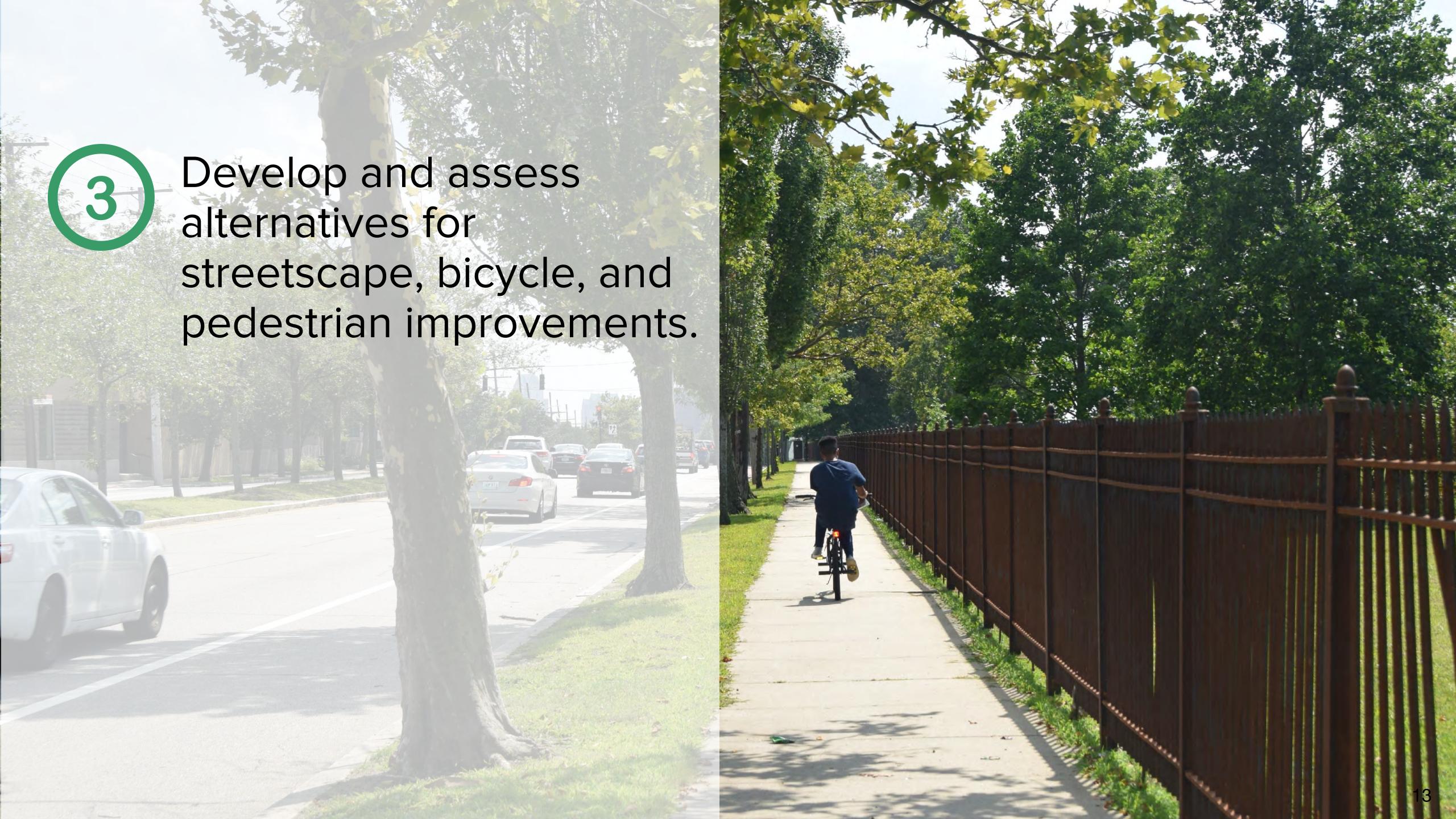








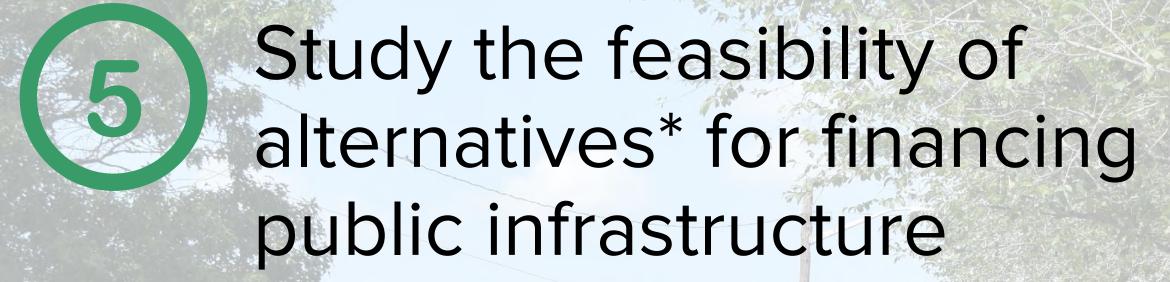




Study development opportunities on vacant and underutilized parcels to complement further transportation

investments.





## \* Some options are:

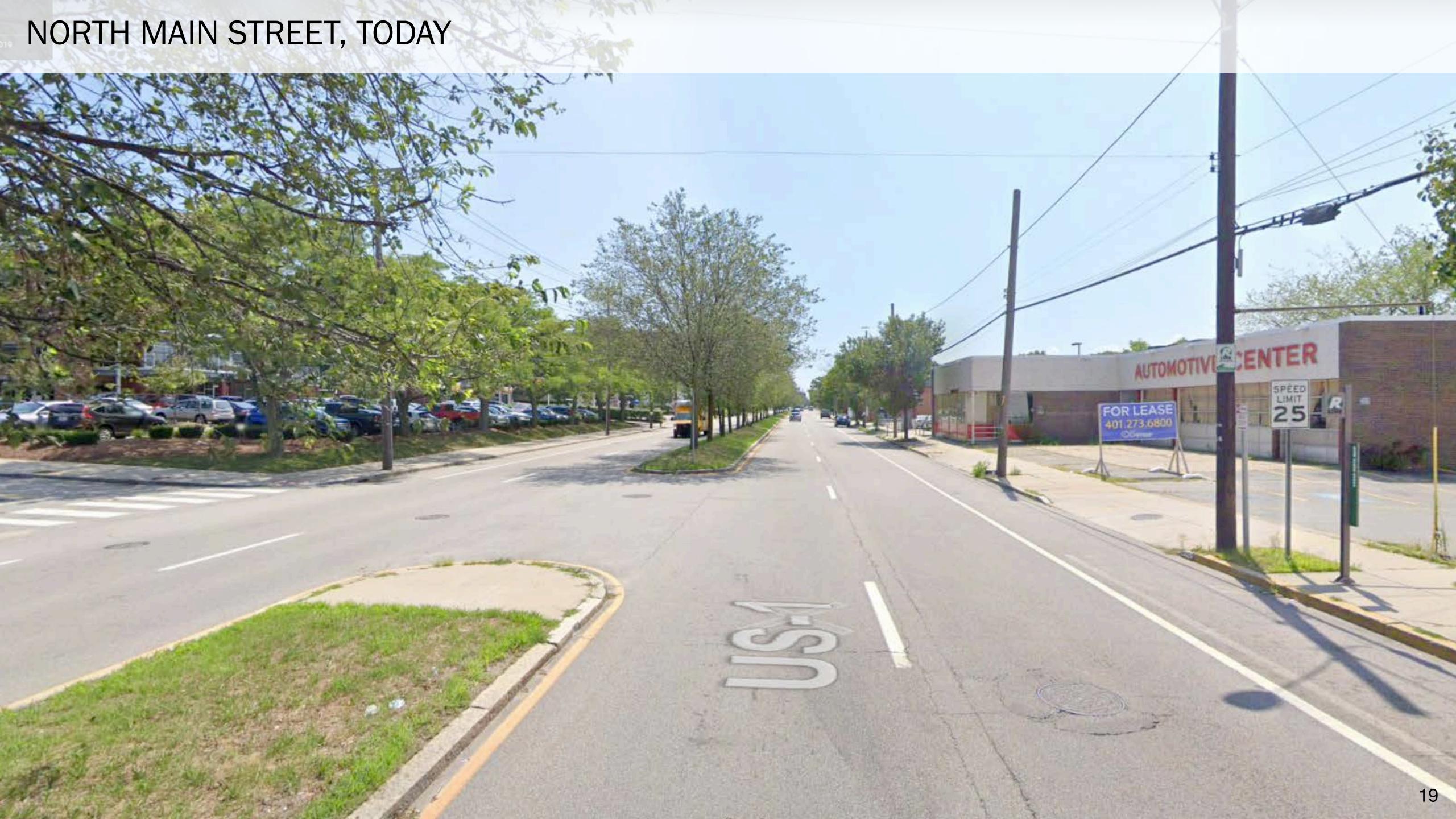
Business Improvement District
Tax Increment Financing District
Value add/capture
Density Bonus





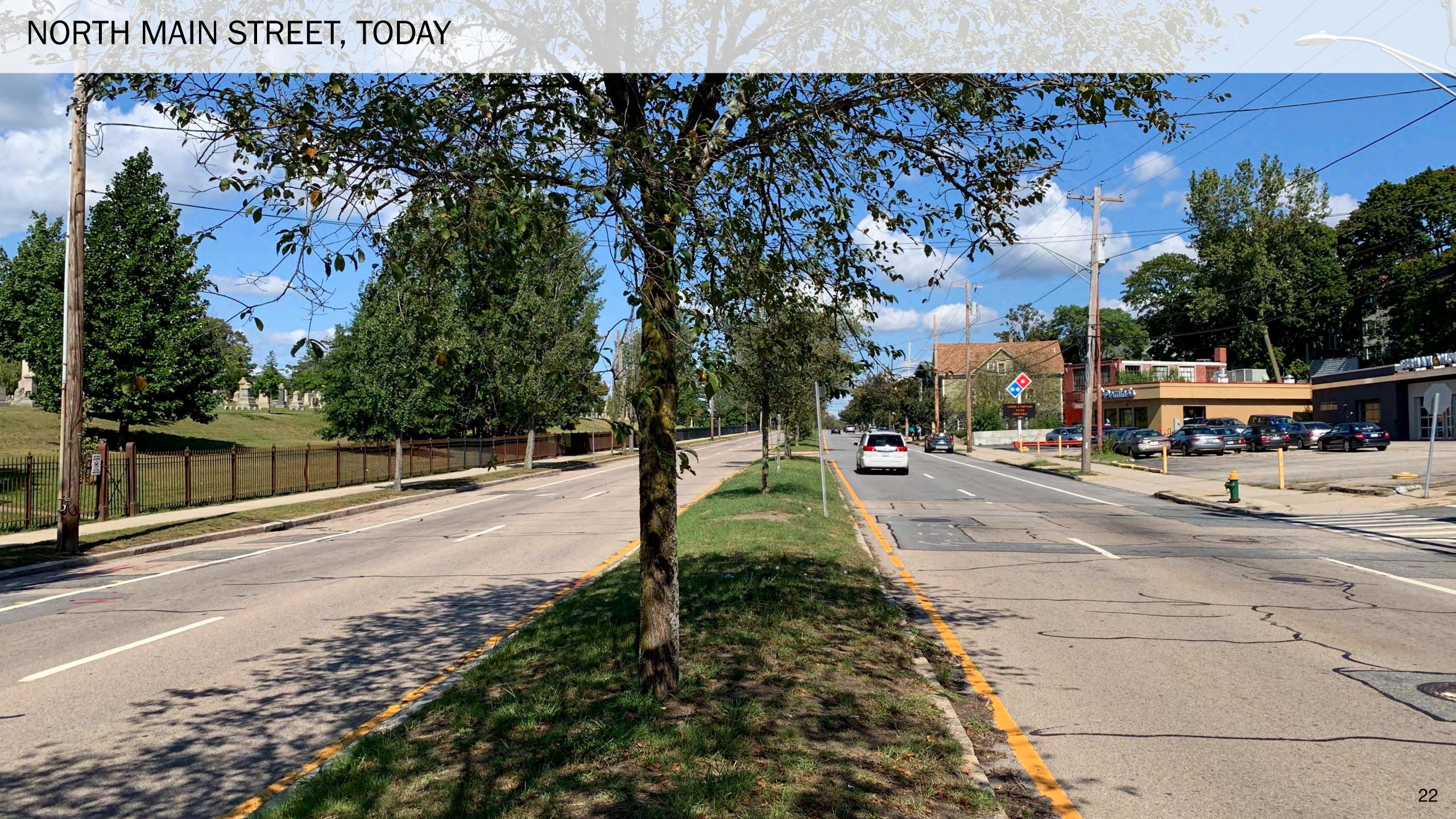
# Planning North Main Street







# NORTH MAIN STREET, TODAY





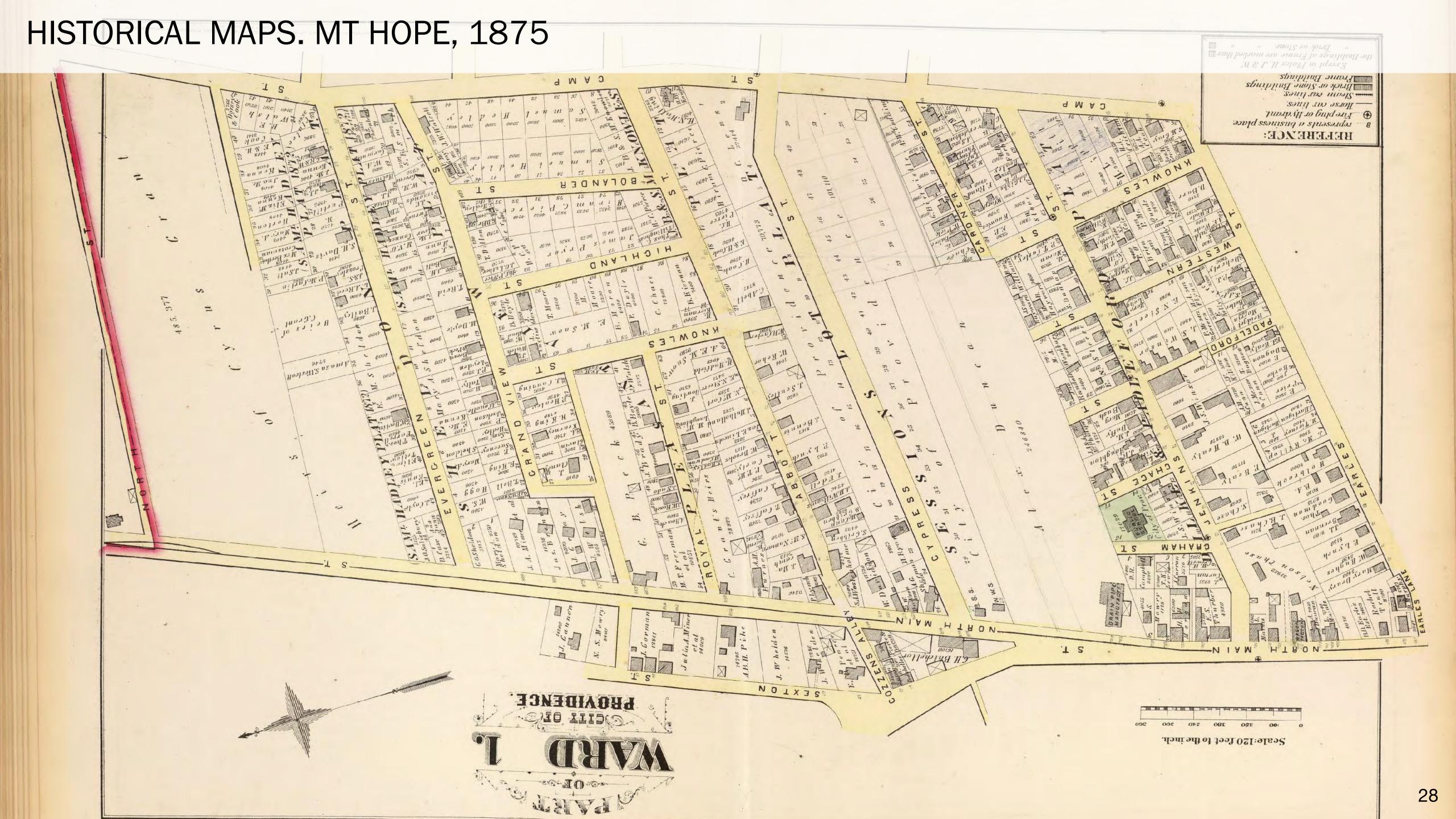
# NORTH MAIN STREET, TODAY



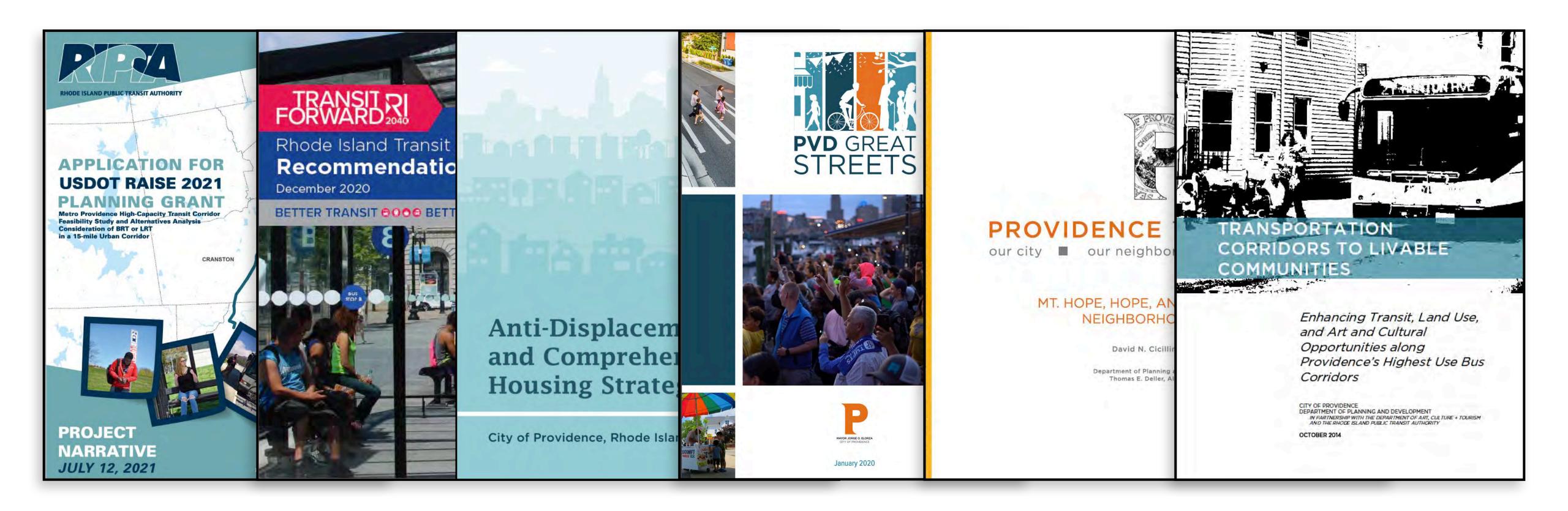




# HISTORICAL MAPS. NORTH MAIN STREET CORRIDOR, 1857

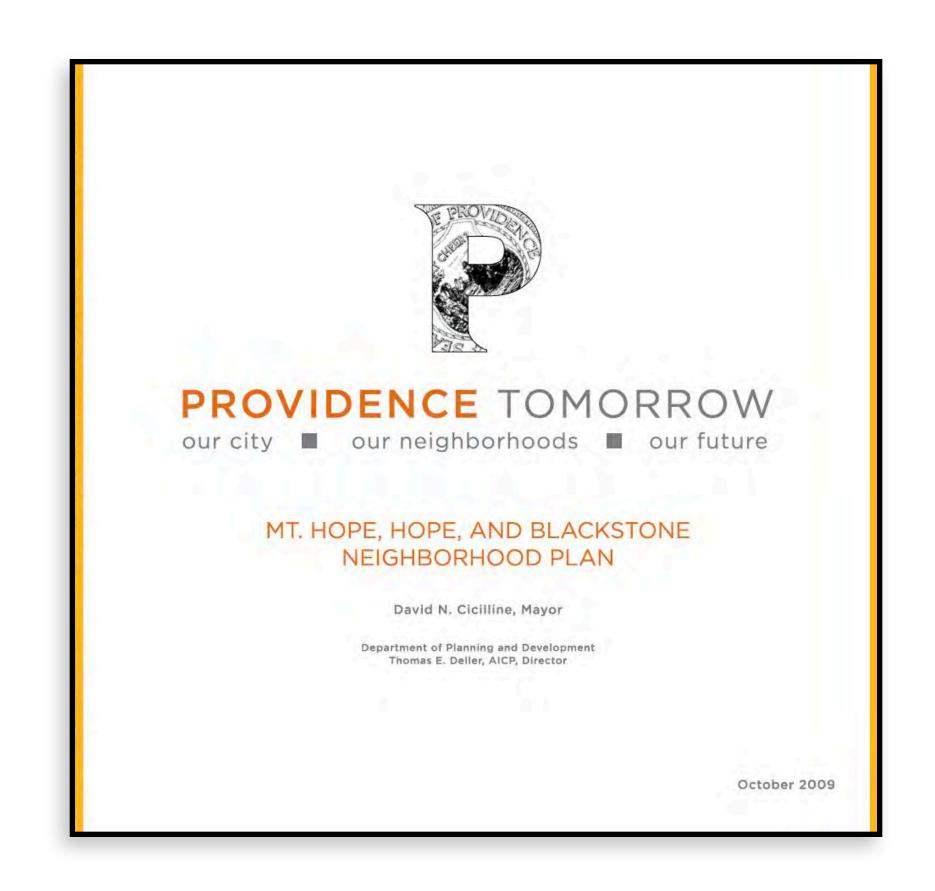


# Previous Plans & Reports









Providence Tomorrow.

Mt. Hope, Hope, and Blackstone Neighborhood Plan

(City of Providence, 2009)





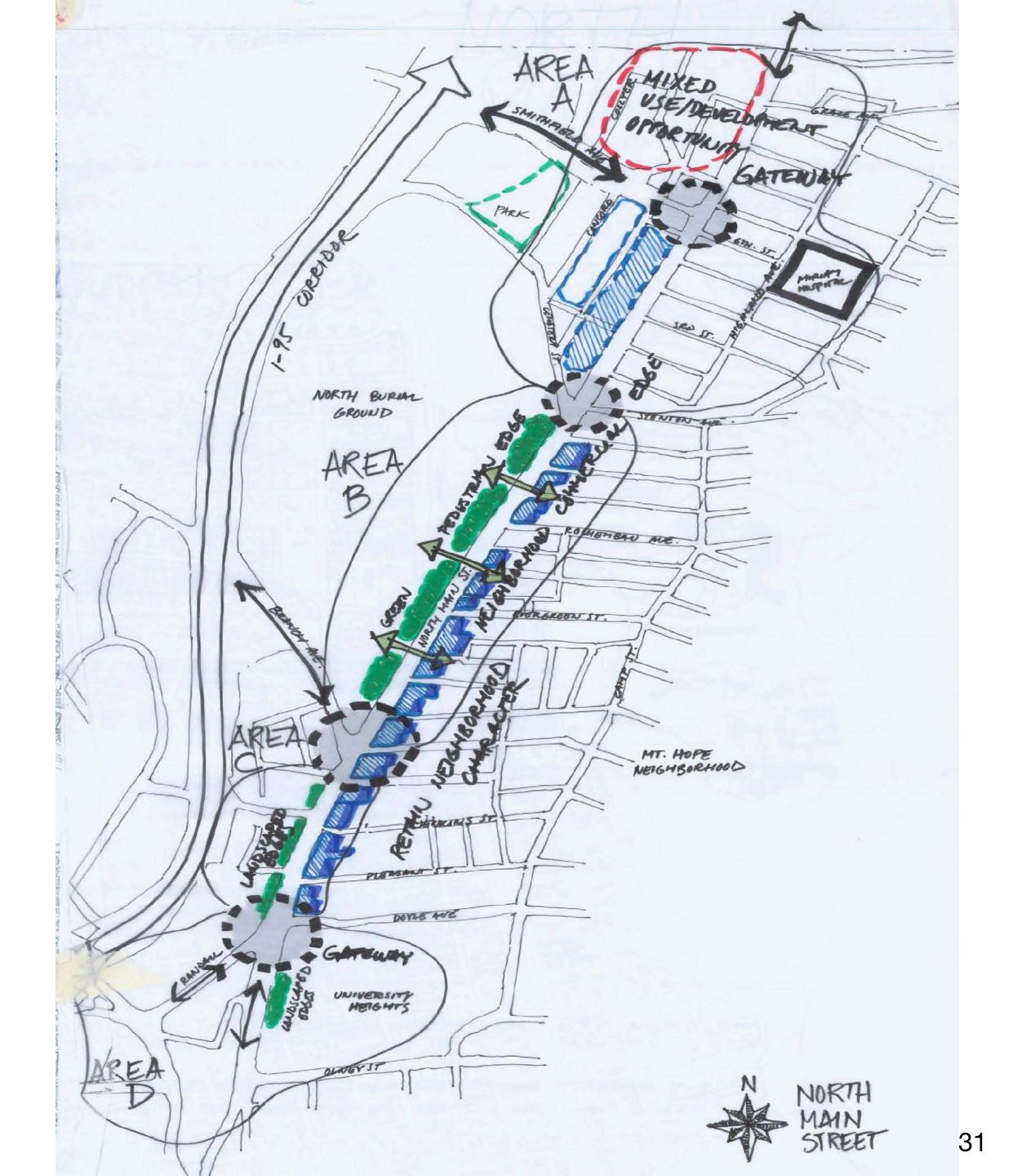
### **Providence Tomorrow**



Revitalize North Main Street as the neighborhood main street.

Division of the corridor in 3 sub-districts.

- Northern section: improve walkability.
   Increase density and development linked to transit stops.
- Middle section: improve edge along the North burial ground, and pedestrian connections across the corridor.
- Southern section: gateway to the entire street. Streetscape improvements





### **Providence Tomorrow**



Encourage development concentrated in transit nodes (transit-oriented development).

- Mixed use development in the large retailer parcels north of the corridor.
- Preserve residential and small-scale commercial character

### **Providence Tomorrow**



Enhance transit service by consolidating bus routes and stops along North Main street.



Improve bike and pedestrian infrastructure



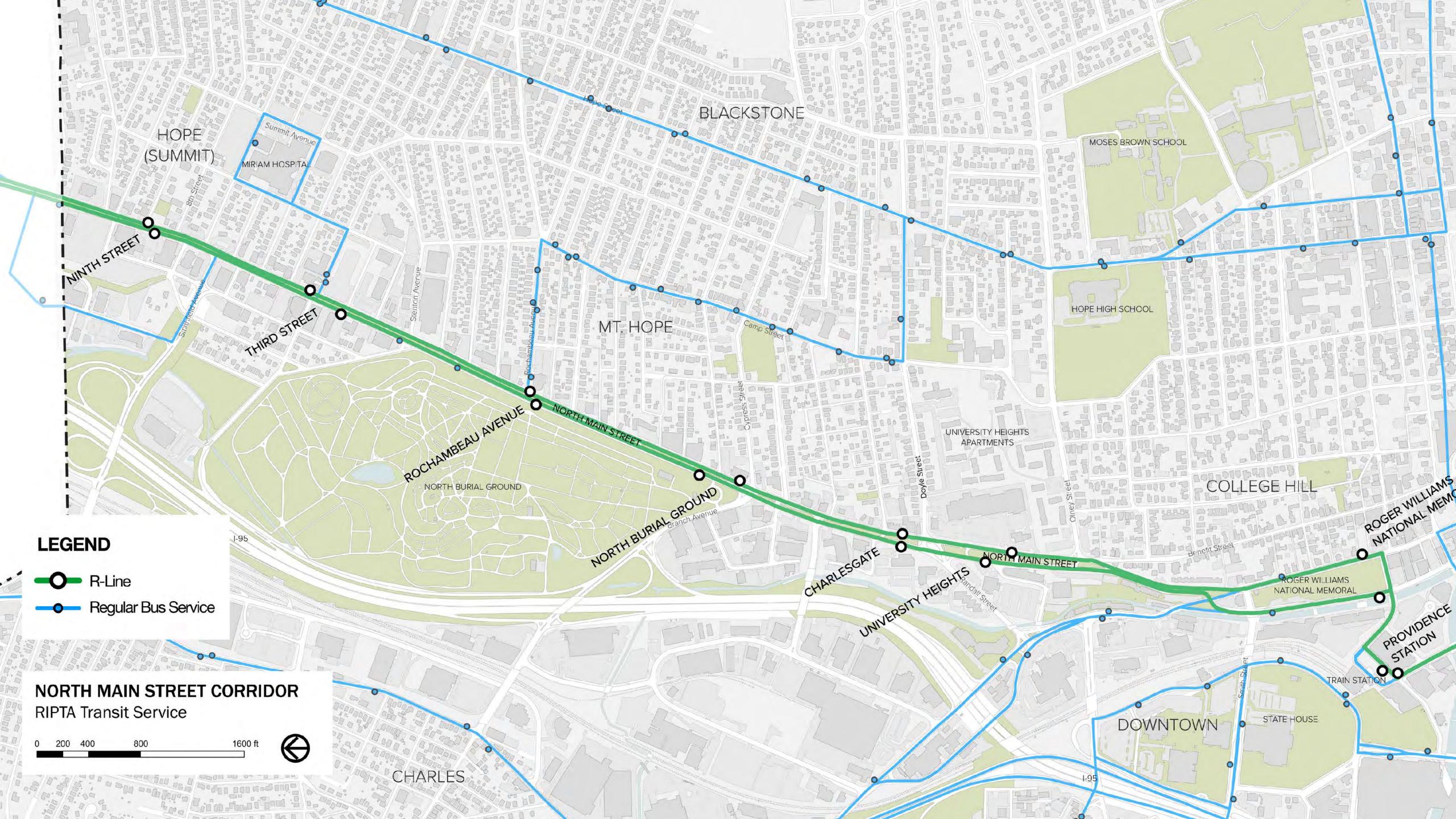
# IMPLEMENTED: THE R-LINE

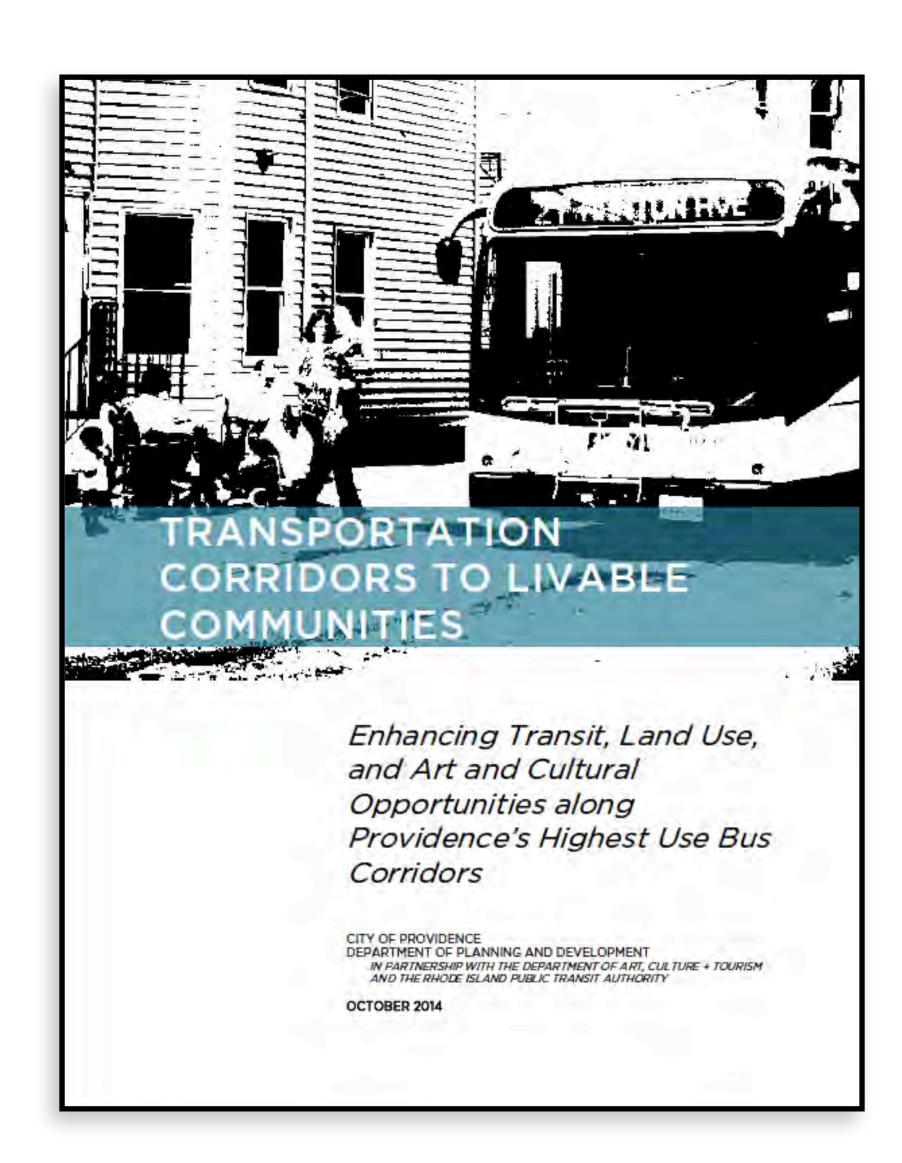
In June 2014 RIPTA implemented the R-Line, their highest ridership route. Runs from Cranston to the south, along the Broad Street Corridor in South Providence, through Downtown, up the North Main Street Corridor to the Pawtucket Transit Station

In the North Main Street Corridor the R-Line has 7 Stops (inbound/outbound pairs).

- Roger Williams National Memorial
- University Heights
- Charlesgate
- North Burial Ground
- Rochambeau Avenue
- Third Street
- Ninth Street





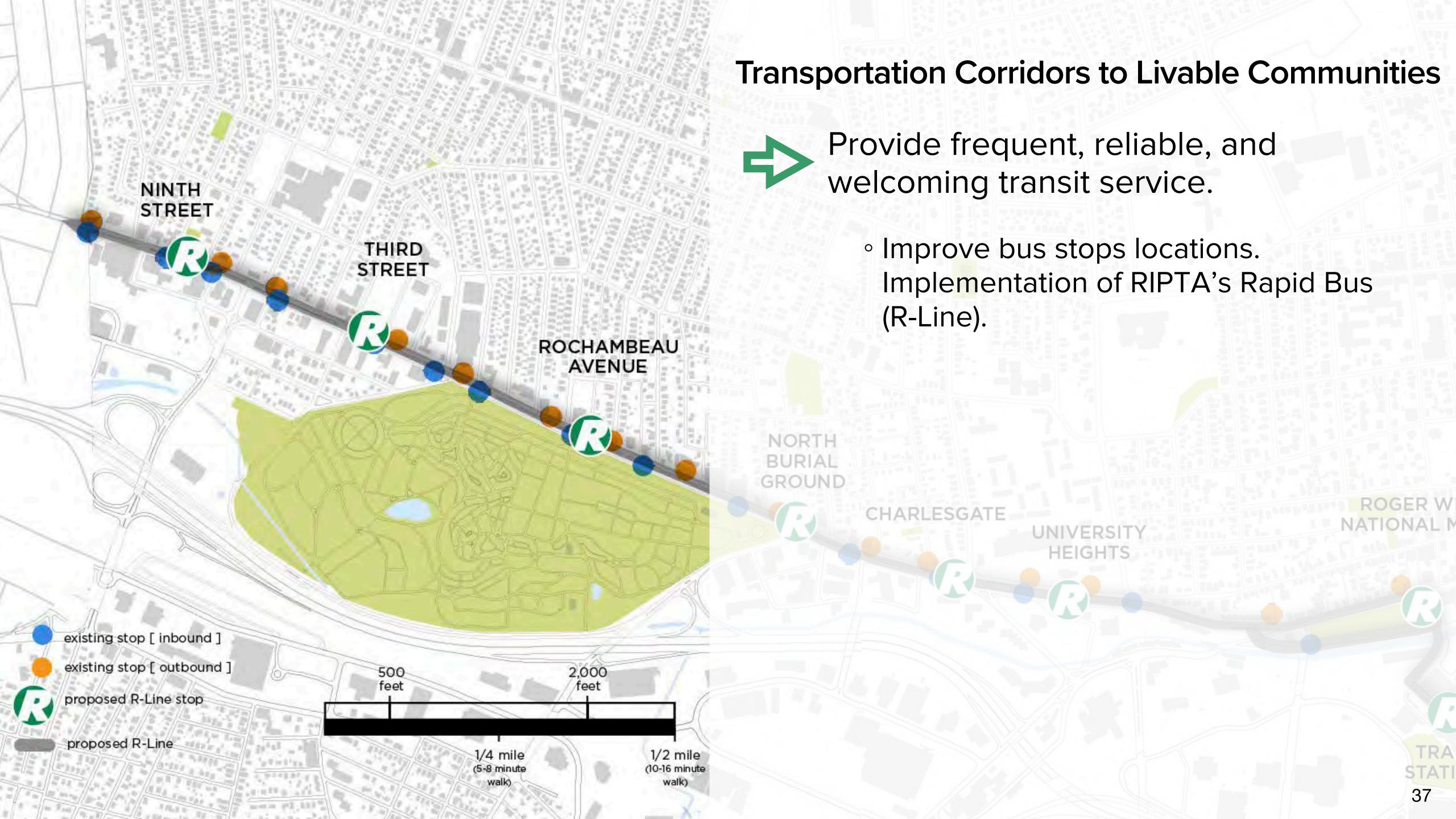


Transportation Corridors to Livable Communities. Enhancing Transit, Land Use, and Art and Cultural Opportunities along Providence's Highest Use Bus Corridors.

(City of Providence, 2014)









Provide frequent, reliable, and welcoming transit service.

- Improve pedestrian/passenger amenities, including uniquely branded bus shelters.
- Include public art into bus shelters





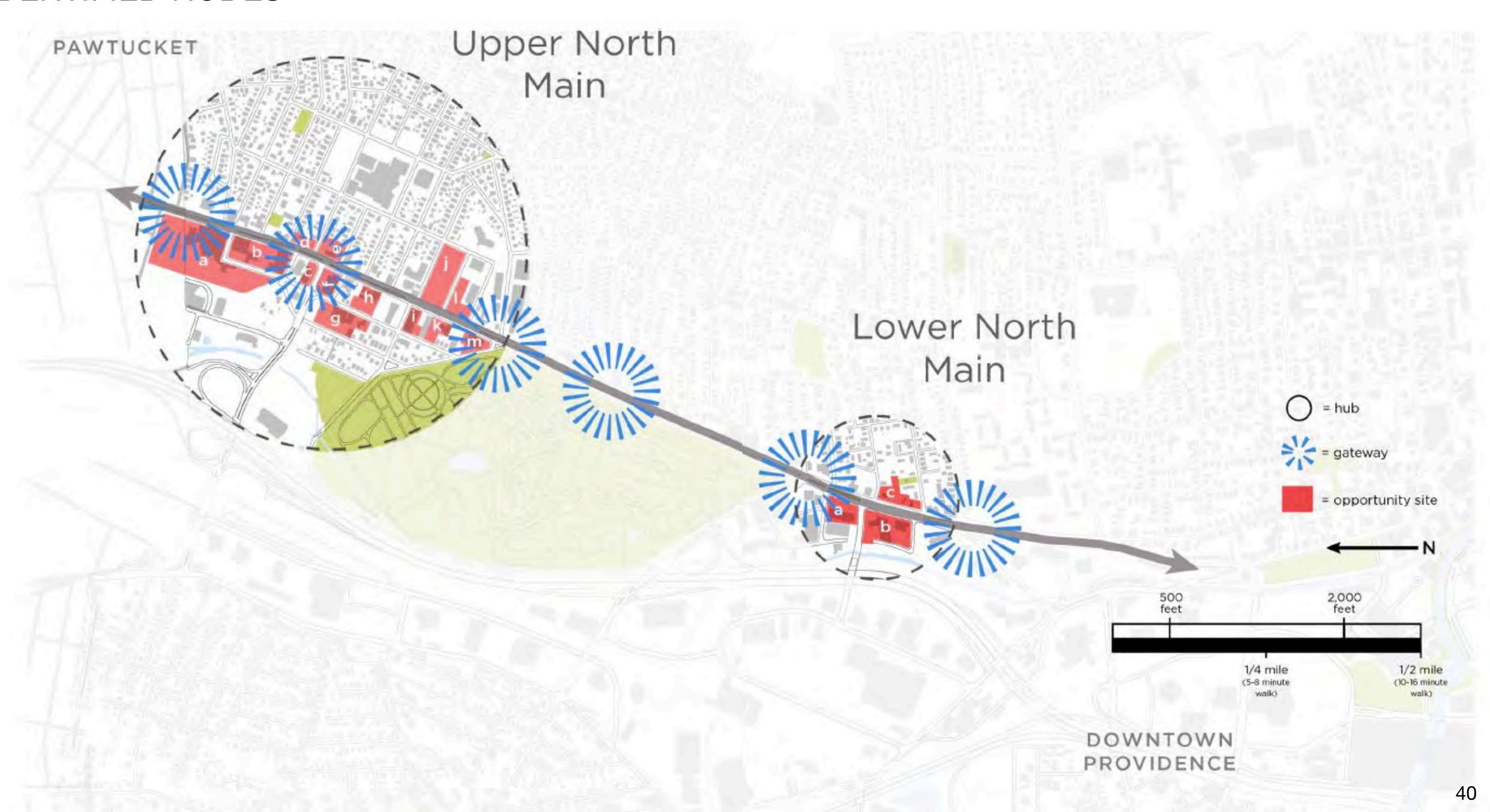
Encourage the creation of **nodes**\* concentrated around transit stops that are unique to the character of the neighborhood where they are located.

- Assess availability of developable land. (transit-oriented development).
- 2 nodes identified for North Main
   Street (Upper and Lower Main Street)
- Identification of "community gateways" as wayfinding and transition points.

Lower North Main opportunity site (10-16 minute (5-8 minute walk) DOWNTOWN PROVIDENCE 39

<sup>\*</sup> In the report they are defined as "hubs"

#### IDENTIFIED NODES





### Upper North Main Node

- 13 opportunity sites identified
- Increase housing density and mix of affordable housing by adjusting zoning to allow for higher residential density and to include additional incentives for affordable housing development.







# IMPLEMENTED: Transit-Oriented Development Overlay District

(New Zoning Ordinance, November 2014)

The TOD Overlay was defined for areas in close proximity to existing or anticipated public transportation infrastructure.

#### Main characteristics:

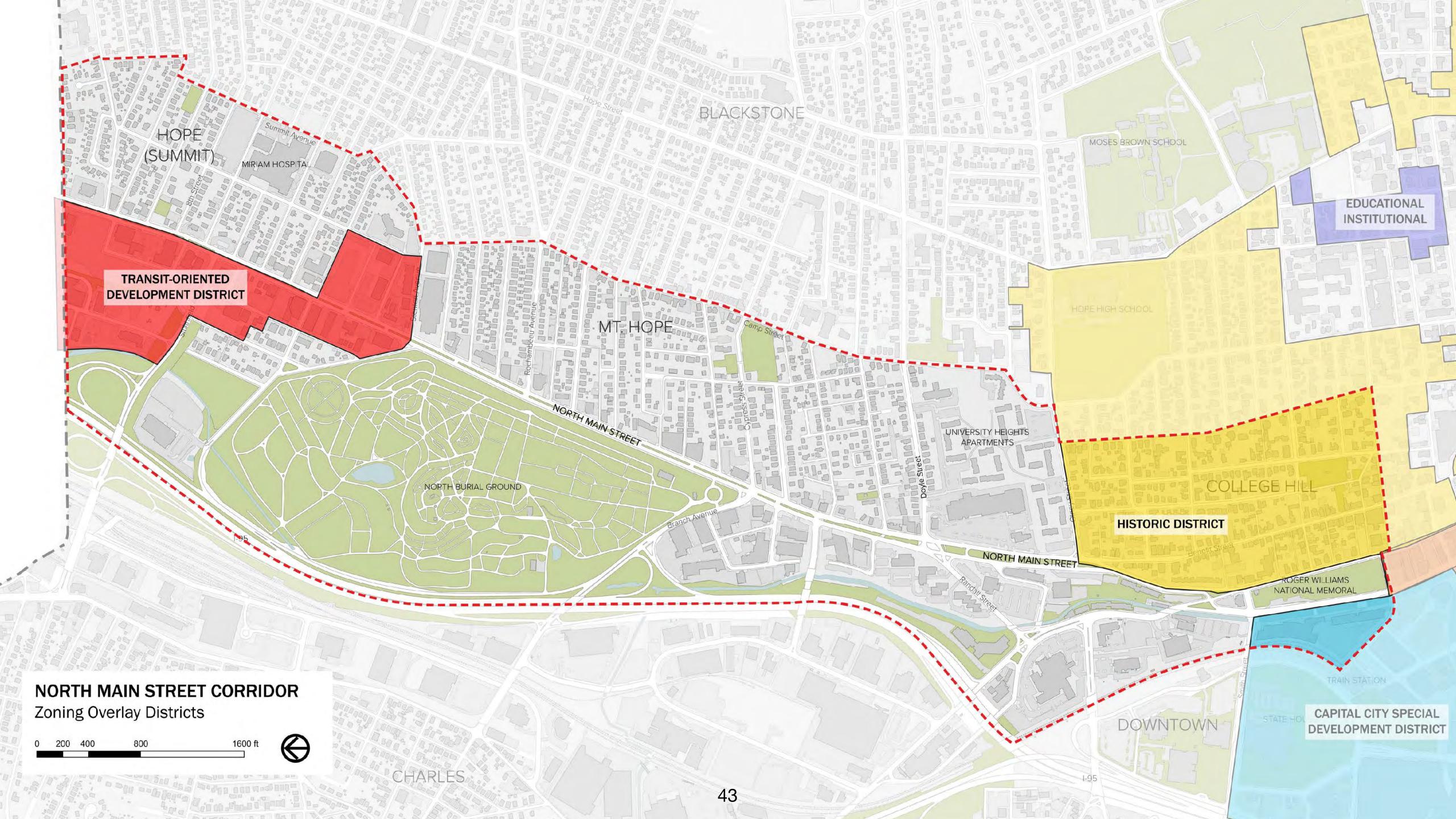
- More building height (from 50' to 70' in commercial districts)
- Prohibits auto-oriented uses
- Stringent parking regulations
- Discourages parking ingress and egress on main streets.

### CITY OF PROVIDENCE ZONING ORDINANCE



CHAPTER 2014-39 NO. 513 ADOPTED NOVEMBER 24, 2014 EFFECTIVE DECEMBER 24, 2014

CONTAINS AMENDMENTS UP TO AND INCLUDING ORDINANCE 2020-14, NO. 119, APPROVED APRIL 6, 2020





## Upper North Main Node

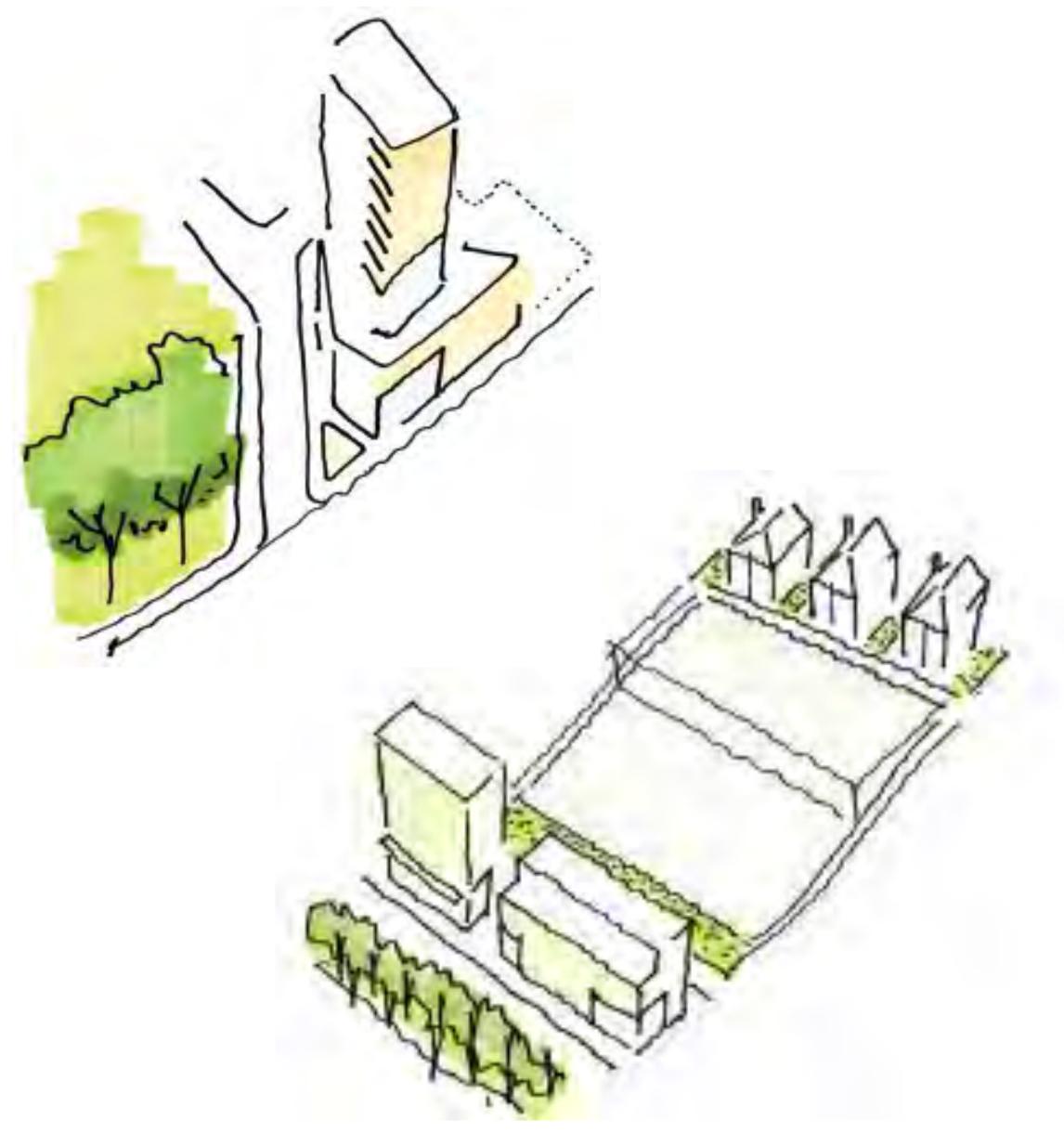
 Create "campus-like development" at the Pawtucket border. Promote larger development by adjusting zoning.





### Upper North Main Node

- Maximize height on sites where no view will be blocked and preserve view corridors by adjusting zoning and promote site aggregation. Maximize density and views in relation to open space
- Ensure that development along the corridor transitions appropriately as sites approach the adjacent residential neighborhood



Sketches included in the "Transportation Corridors to Livable Communities" report.

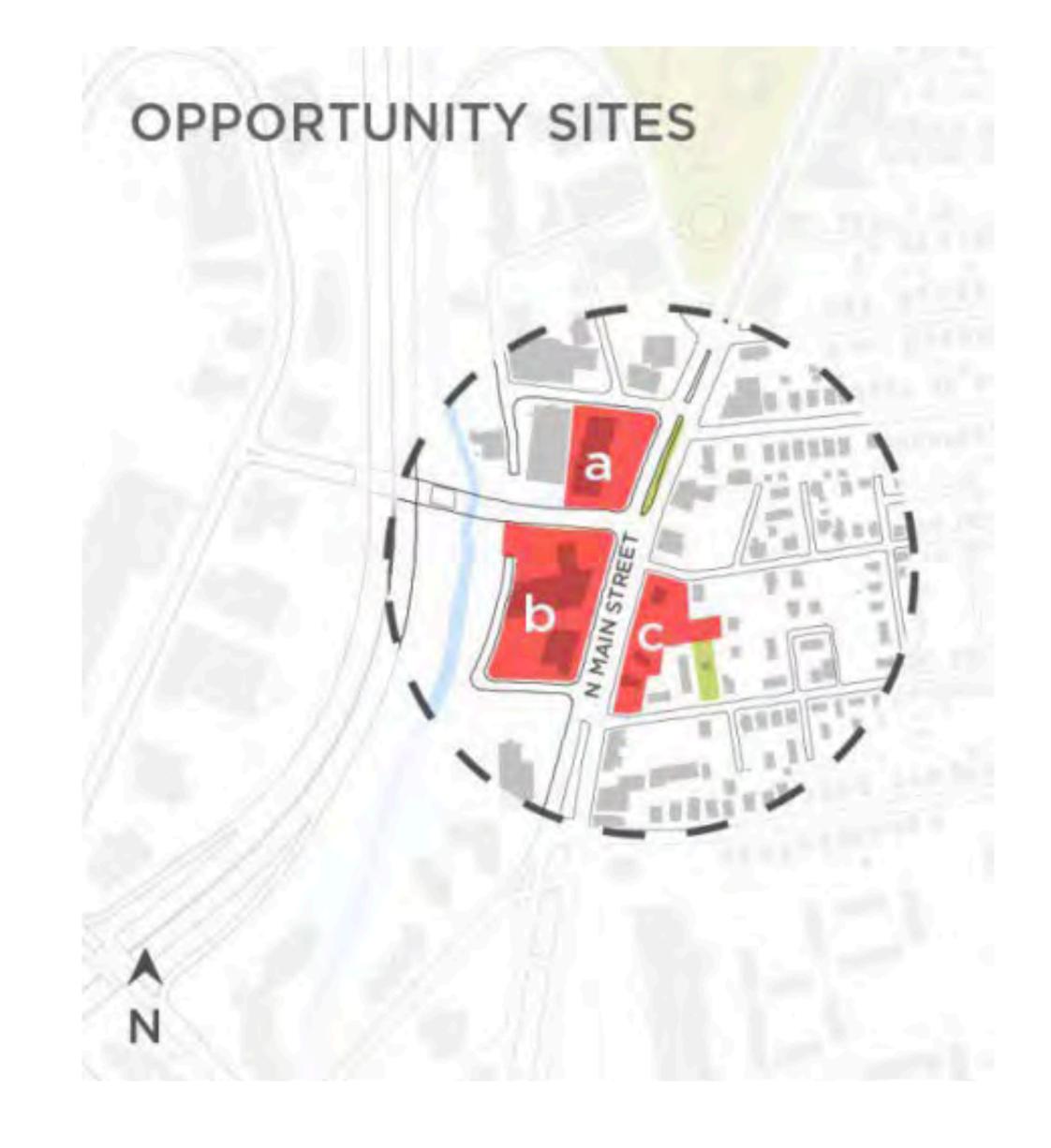






### Lower North Main Node

- 3 opportunity sites identified
- Better connect the corridor to the river's edge by developing a recreational trail along the river and adjust zoning to encourage new properties to front the river.









## Lower North Main Node

 Continue to invest in improvements to the pedestrian realm and to the center landscape median.

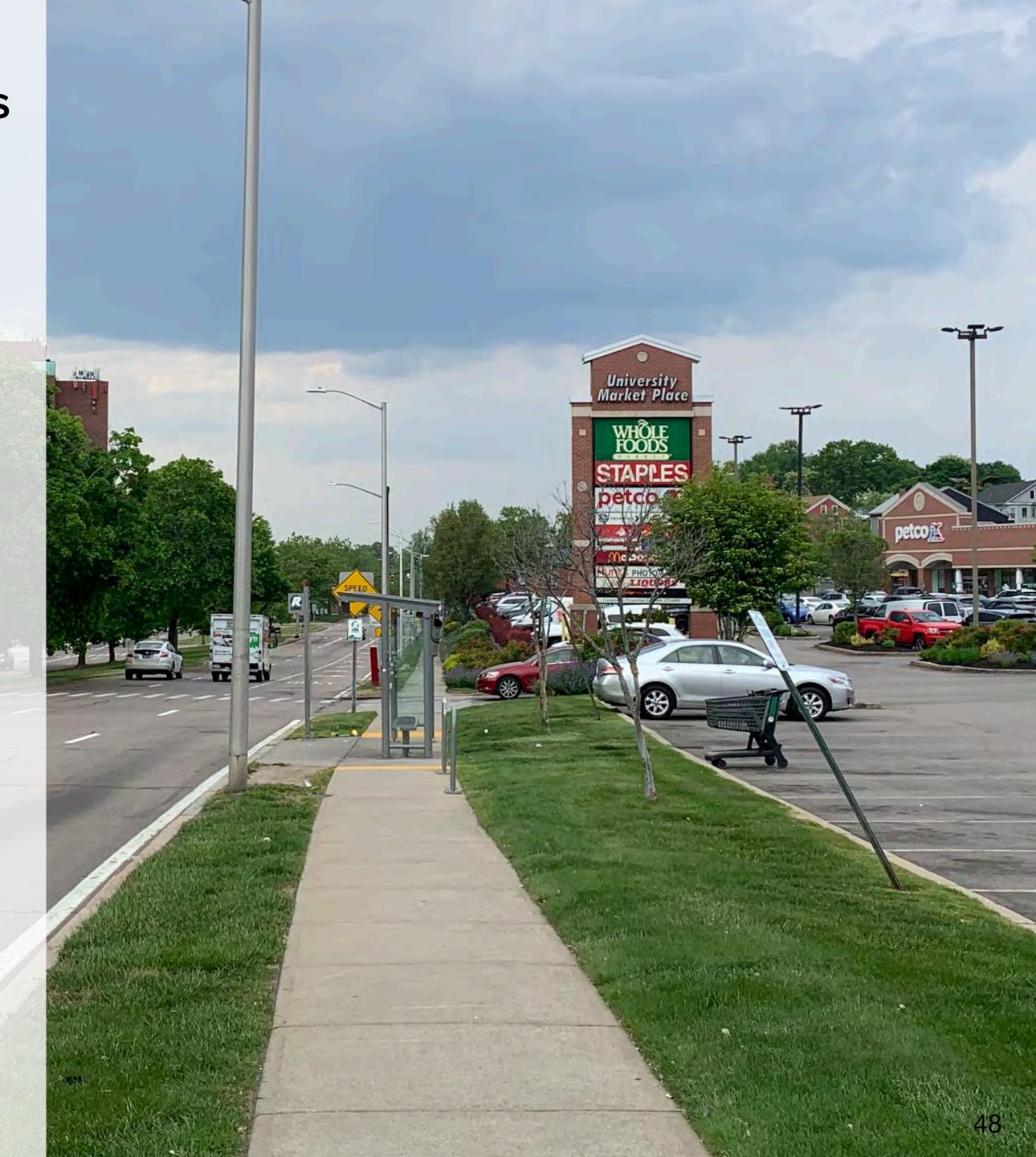




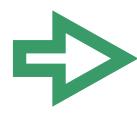
### Lower North Main Node

 Improve the pedestrian realm of vacant lots and surface parking with visual screening; identify key areas that could benefit from landscaping and other special elements.

Example: Connect the Charlesgate Towers to the Fire Station through an open space setback







Improve access to arts & cultural opportunities.

Corridor theme: "Living with History".

- Informed artists' work in the R-Line bus shelters.
- Stand alone pieces also recommended for gateway sites along the corridor.
- Encourage special events and cultural programming at key locations like the Roger Williams National Memorial.





Upper North Main Node Arts & cultural opportunities.

Recruit signature institutions to anchor hub redevelopments, attract audiences, and catalyze complementary business development.





Upper North Main Node Arts & cultural opportunities.

#### Activation of the North Burial Ground

- Improve neighborhood connections and public access, directing people to the entrances.
- Encourage special events.



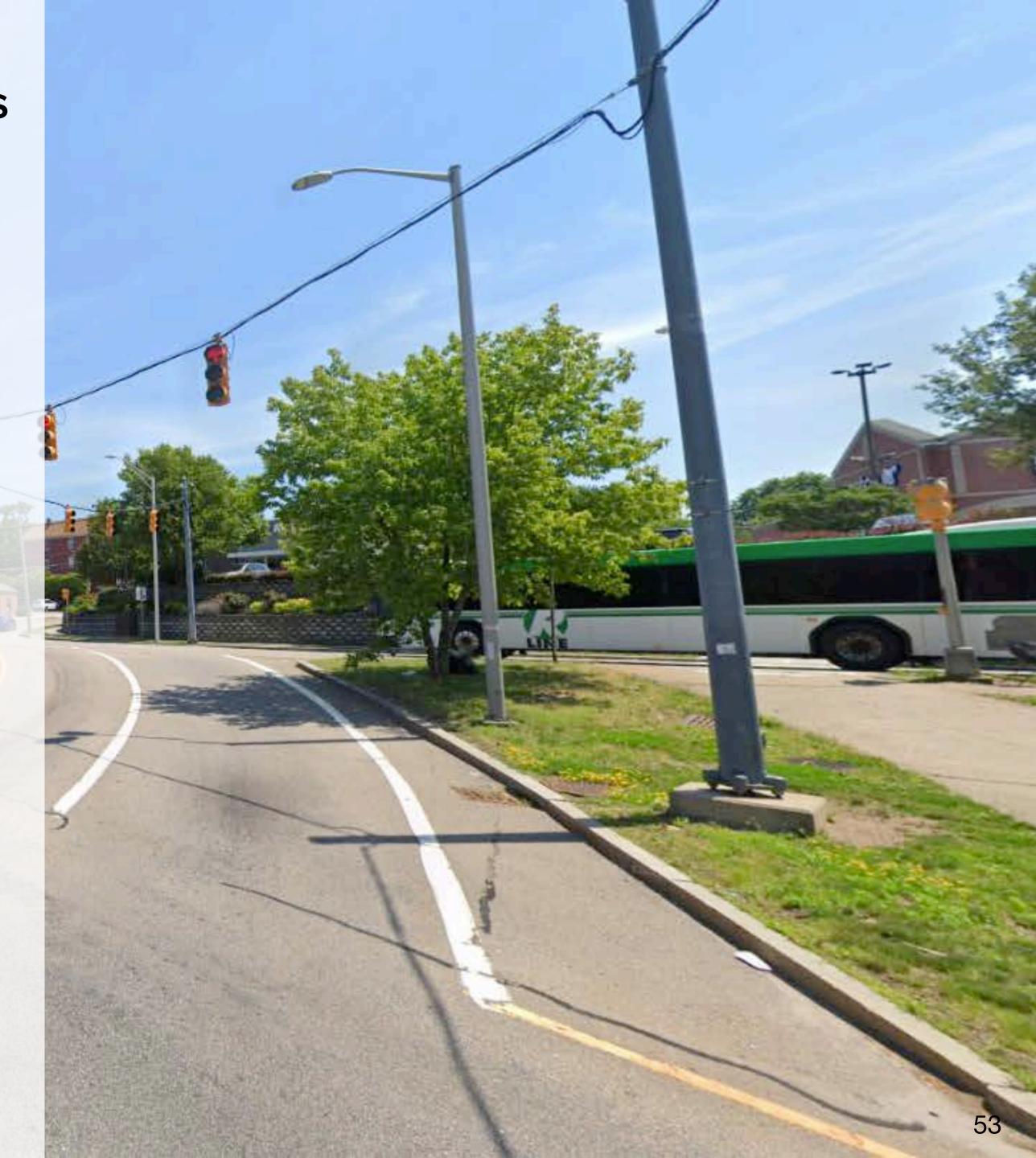


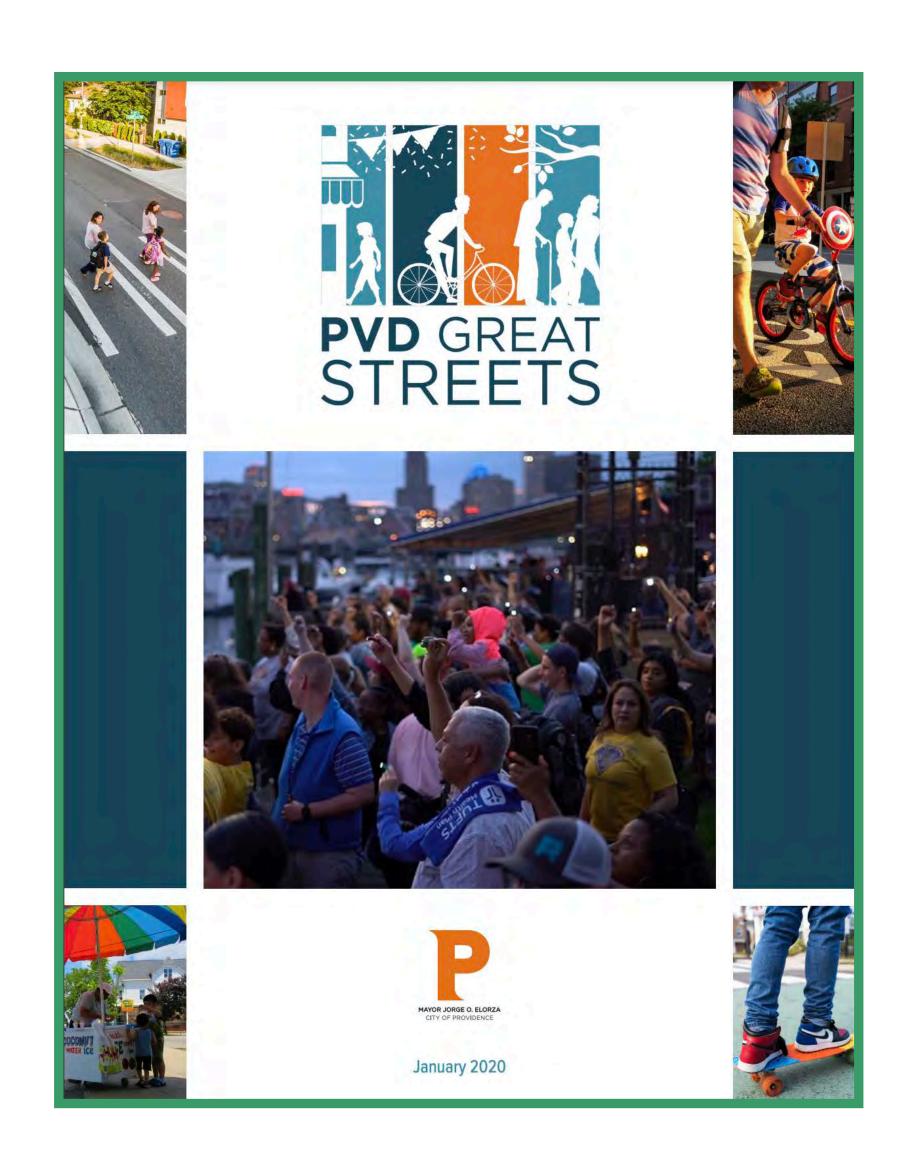
Lower North Main Node

Arts & cultural opportunities.

Commission iconic public art for the Doyle Avenue gateway site

Prioritize wayfinding signage in this hub's area.





Providence Great Streets Master Plan

(City of Providence, 2020)





#### **PVD Great Streets Master Plan**



The Providence Great Streets Initiative is based on the belief that every street in Providence should be

- safe for all,
- clean and green,
- sustainable,
- healthy,
- inclusive and welcoming,
- vibrant.





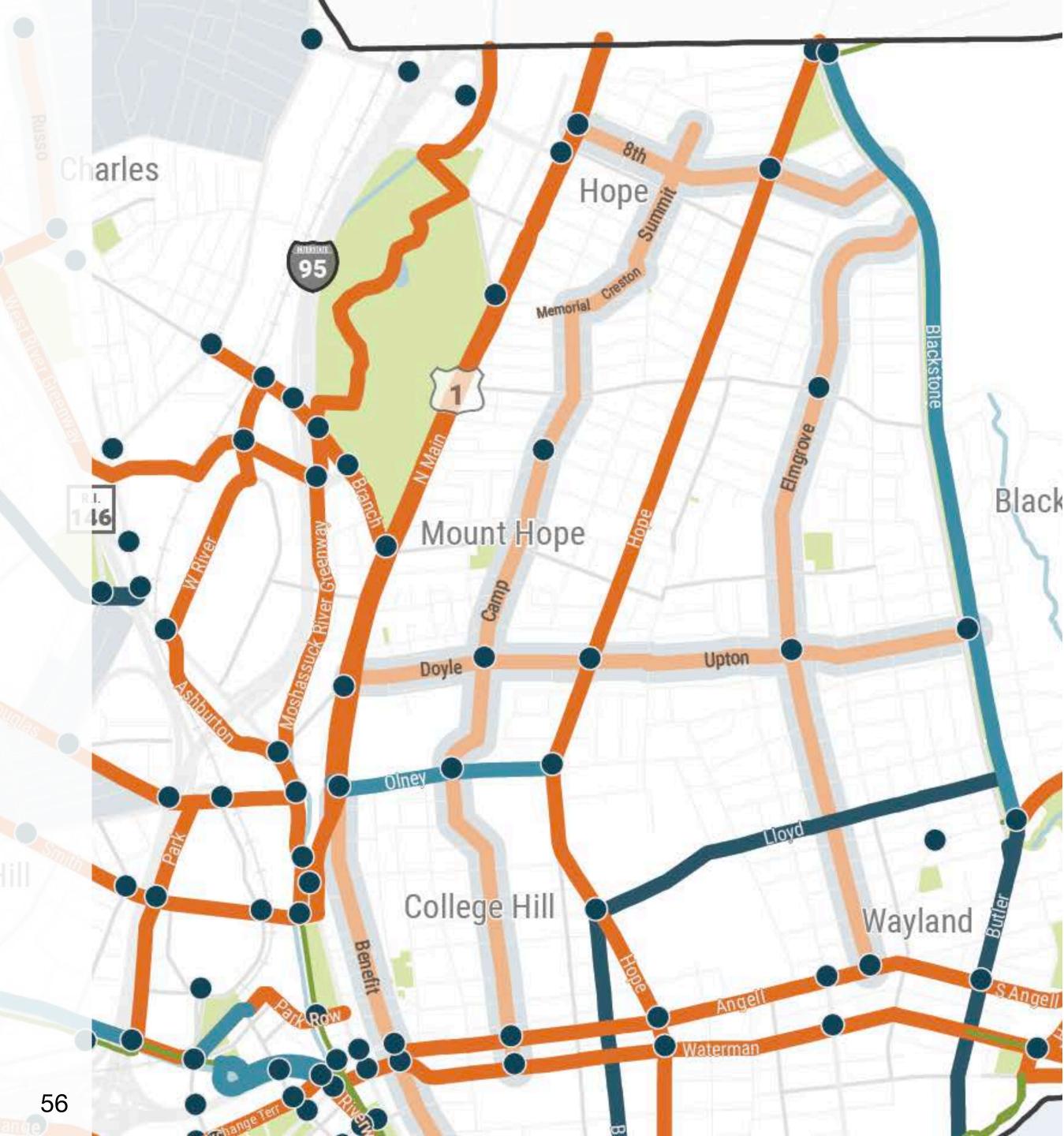
#### **PVD Great Streets Master Plan**

The Master Plan proposes a citywide Urban Trail network and identifies key intersections to improve.

#### Types of Urban Trails:

- Fully separated from Motor Vehicles
- Neighborhood Greenways
- Off-road bike path or trail

/alley







#### 1. North Main Street Urban Trail

- On-street trail to connect Hope (Summit),
   Mount Hope, College Hill with Downtown.
- Coordinate with RIPTA to integrate transit improvements in the corridor
- Consider the potential for a north-south route using the existing pathing in North Burial Ground.

#### 2. Hope Street Urban Trail

- Also a major north-south connection between the three neighborhoods.
- Primarily a residential street with commercial nodes.

#### 3. Branch Ave Urban Trail

DOWNTOWN



## 4. Brown, Camp, and Summit Neighborhood Greenway

 Supplement the north-south connectivity.
 Coordinate with RIPTA and Miriam Hospital

#### 5. Moshassuck River off-road Urban Trail

- Long term vision. Connects Mount Hope,
   Charles and Wanskuck along the
   Moshassuck and West rivers
- Enhance portion of the existing paths in the North Burial Ground.
- The city should begin collaborating with property owners, residents and other stakeholders.

#### 6. 8th Street Neighborhood Greenway

8th Street Neighborhood Greenway

#### 7. Doyle Ave Neighborhood Greenway

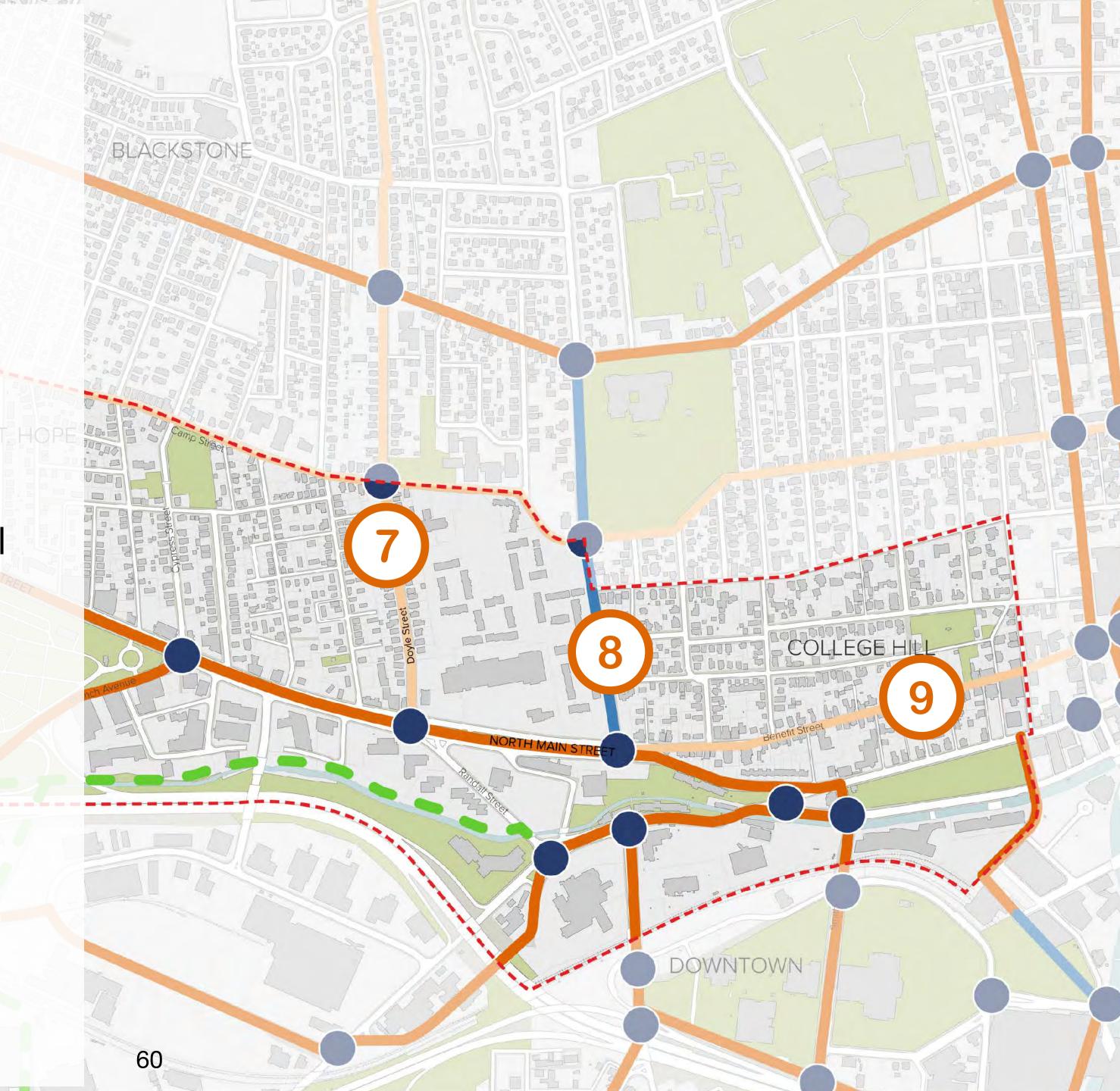
 Enhance walking conditions. Connects the North Main and Hope Street Urban Trails and connects to Blackstone.

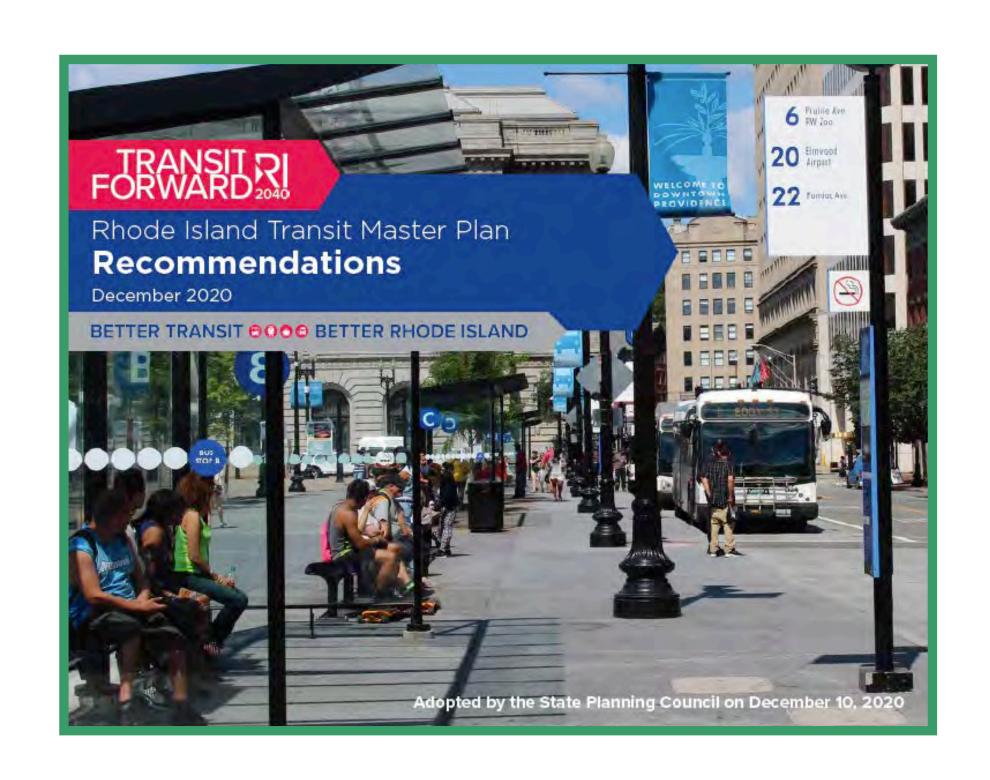
#### 8. Olney Street Trail Upgrade

## 9. Benefit Street Neighborhood Greenway

 Connects North Main Street and the trail on Olney Street with College Hill.







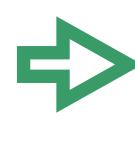
Transit Forward 2040.
Rhode Island Transit Master Plan

(RIDOT/RIPTA, 2020)



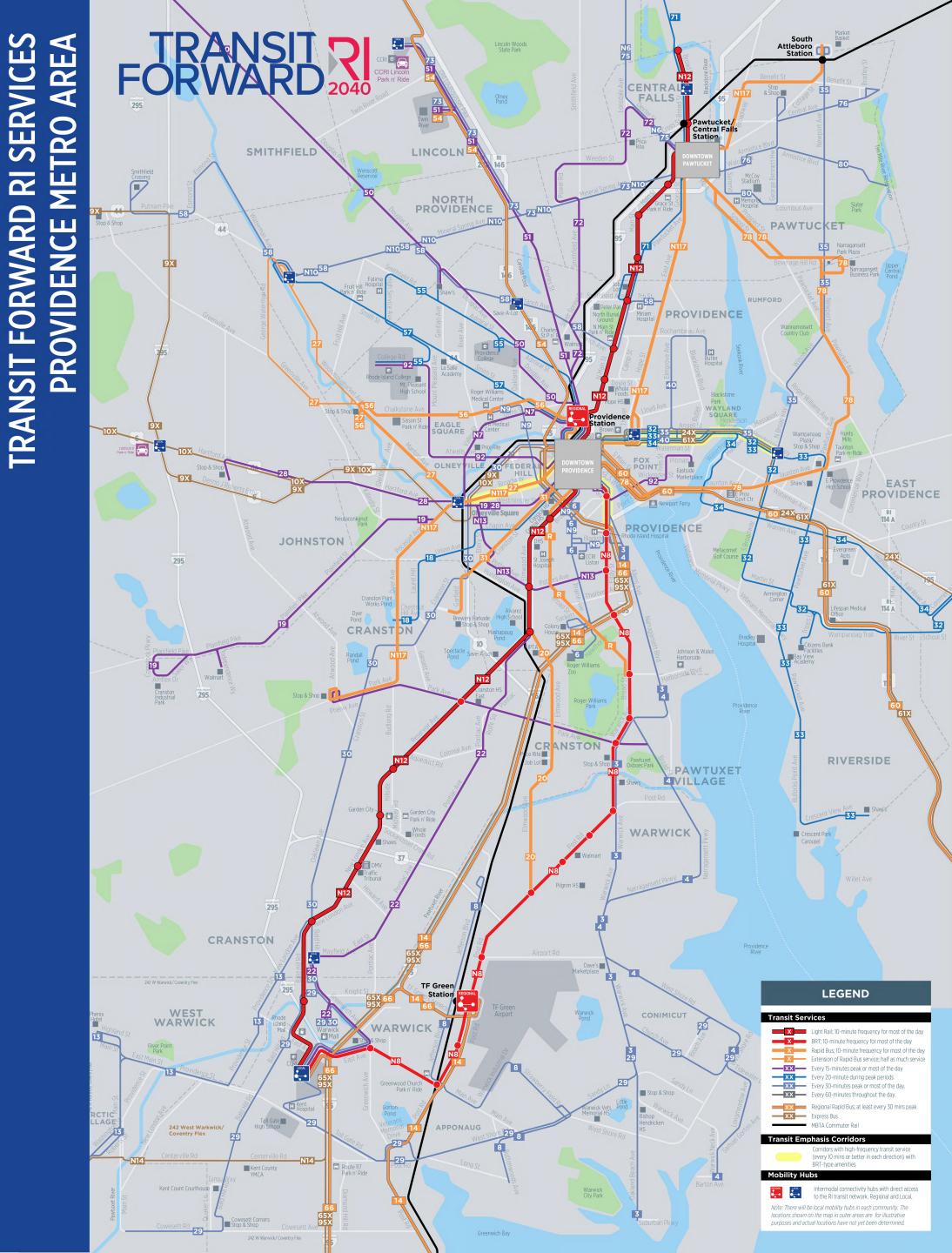


#### **Transit Forward 2040**



This Master Plan sets recommendations for statewide and Providence Metro Area transit services improvements. The plan's initiatives are:

- Improve existing services
- Expand transit service to new areas
- Develop high capacity transit
- Improve access to transit
- Make service easier to use





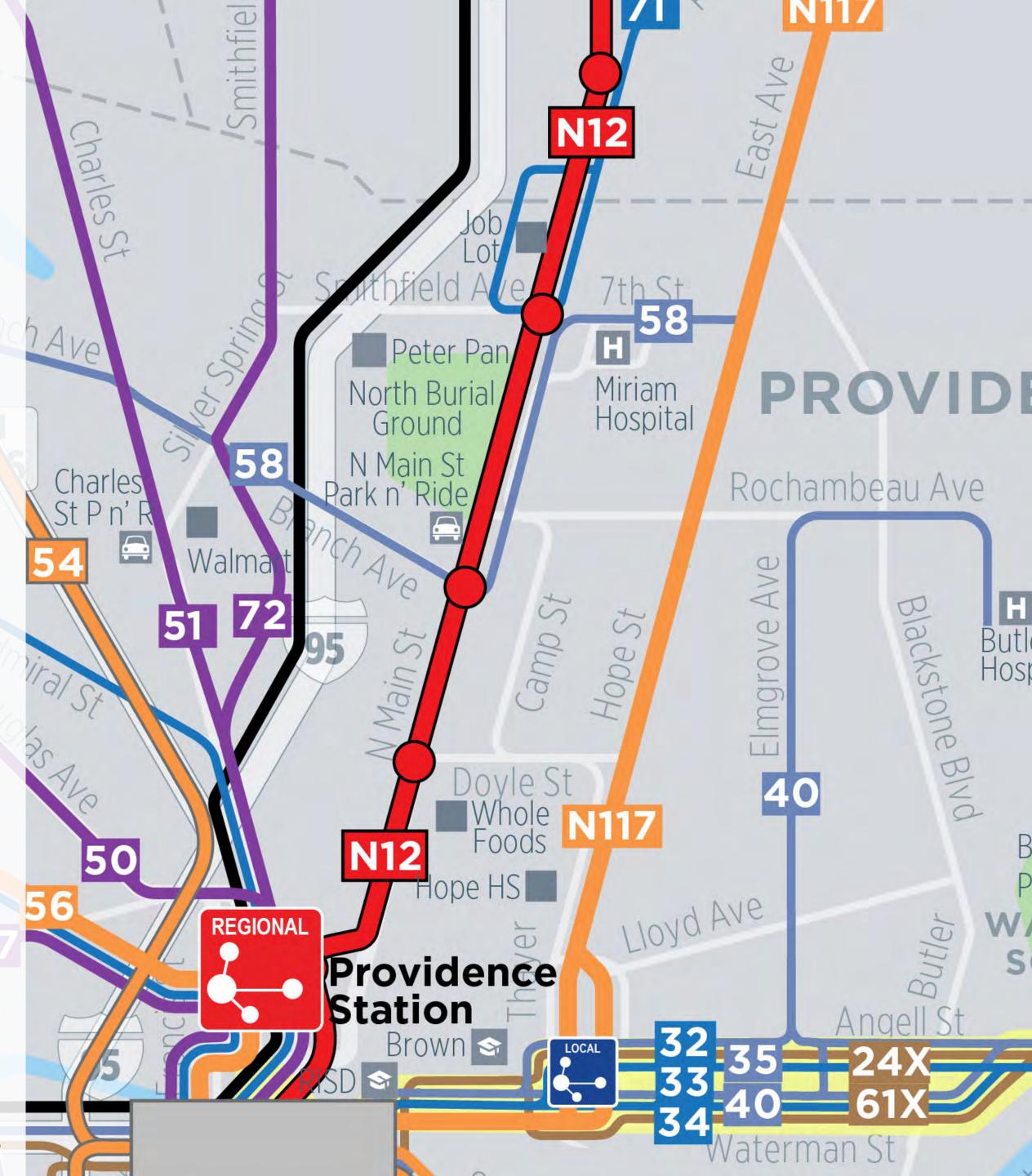
#### **Transit Forward 2040**



#### Develop high capacity transit:

This master plan proposes to develop high capacity transit (Light Rail or Bus Rapid Transit) along the current R-Line service.

- Frequent service (under 10 min)
- Long span of service
- Dedicated lanes
- Proposed high capacity corridor:
   Central Falls and CCRI Warwick via Pawtucket and Providence



#### **Transit Forward 2040**

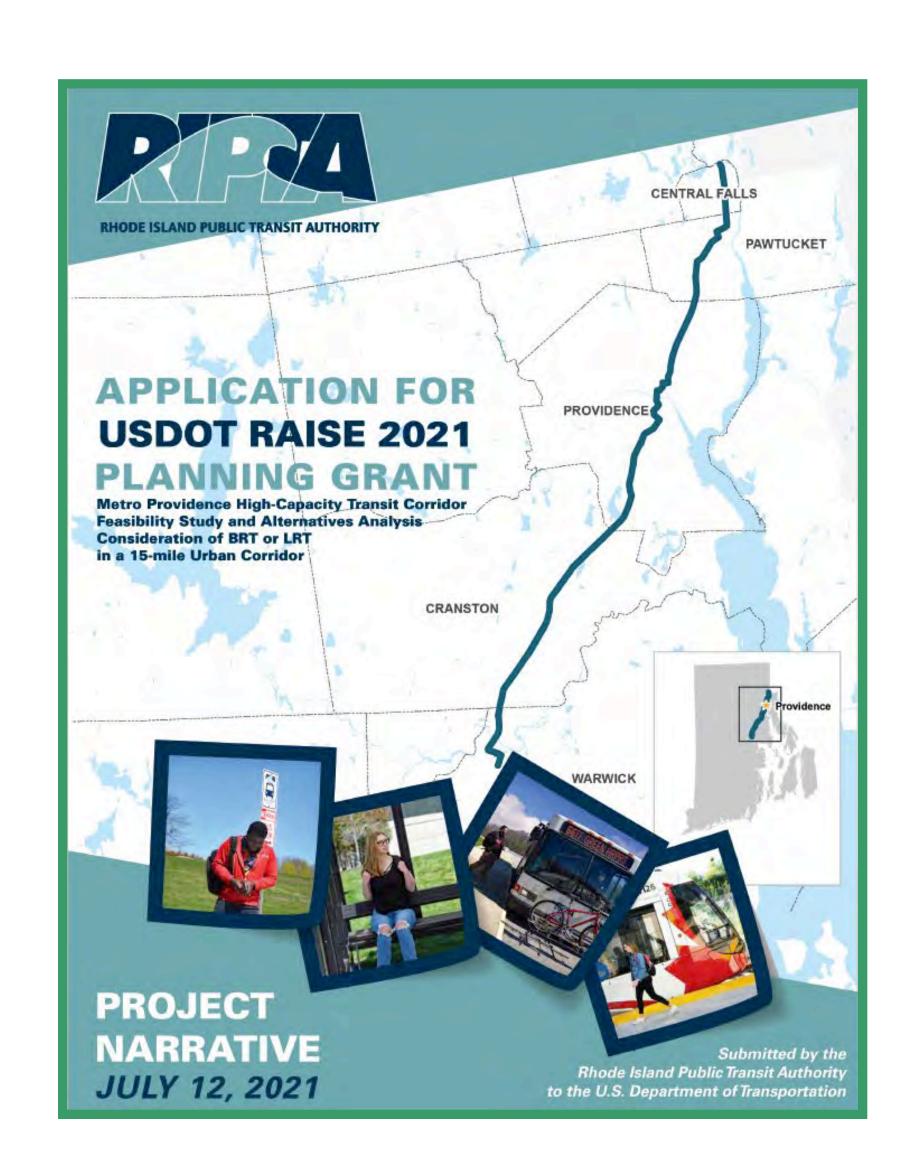


#### Improve access to transit:

Provide great first/last mile benefits to commuters by improving pedestrian and biking infrastructure.

- Better sidewalks and new safer pedestrian crossings around transit stops and neighborhood gateways.
- Wayfinding around transit stations and gateways.
- Bikesharing, bike storage at transit stops.





USDOT Raise 2021 Planning Grant:
Metro Providence High-Capacity Transit Corridor
Feasibility Study and Alternatives Analysis

Consideration of BRT or LRT in a 15-mile Urban Corridor

(RIPTA, 2021)

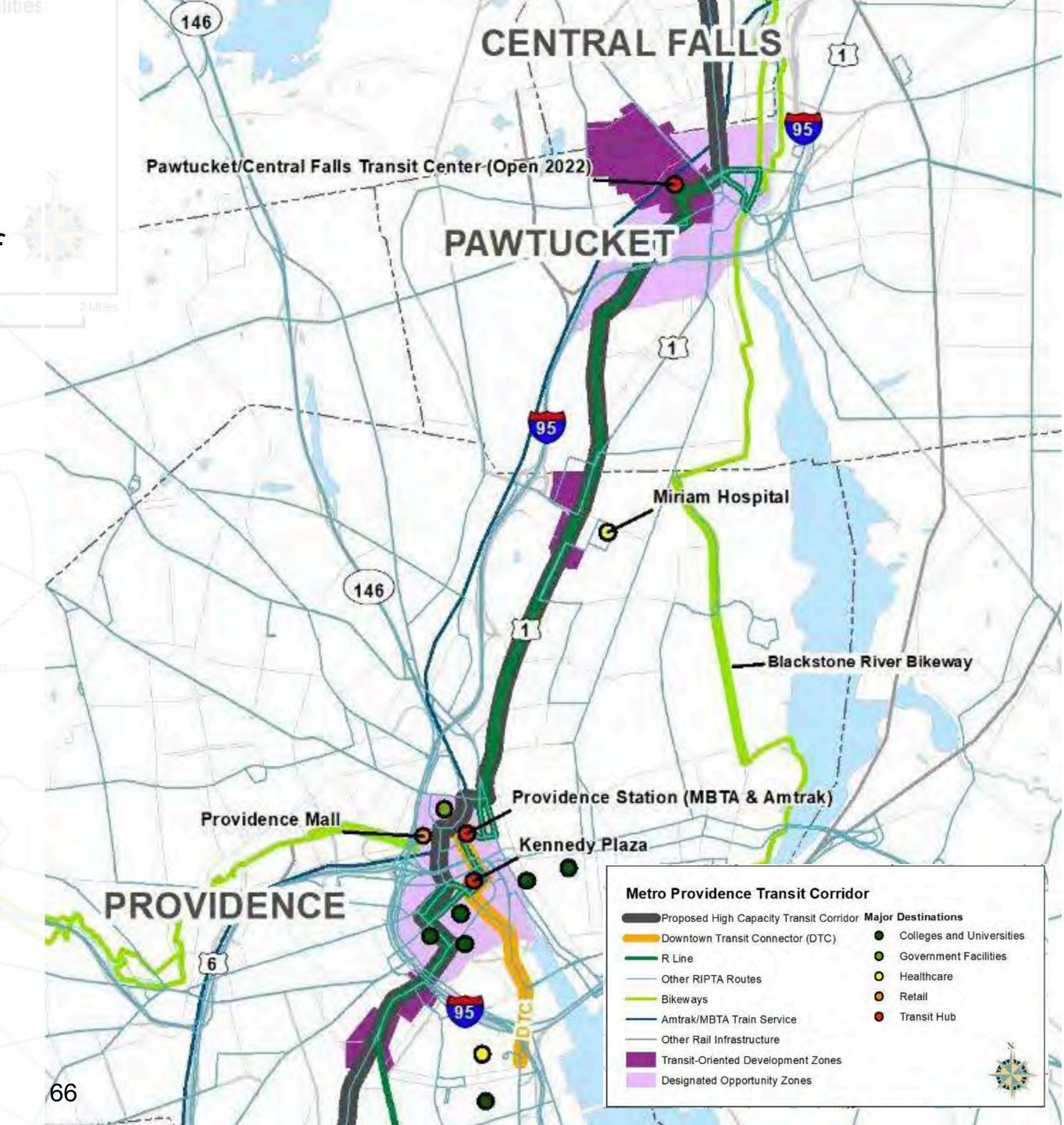


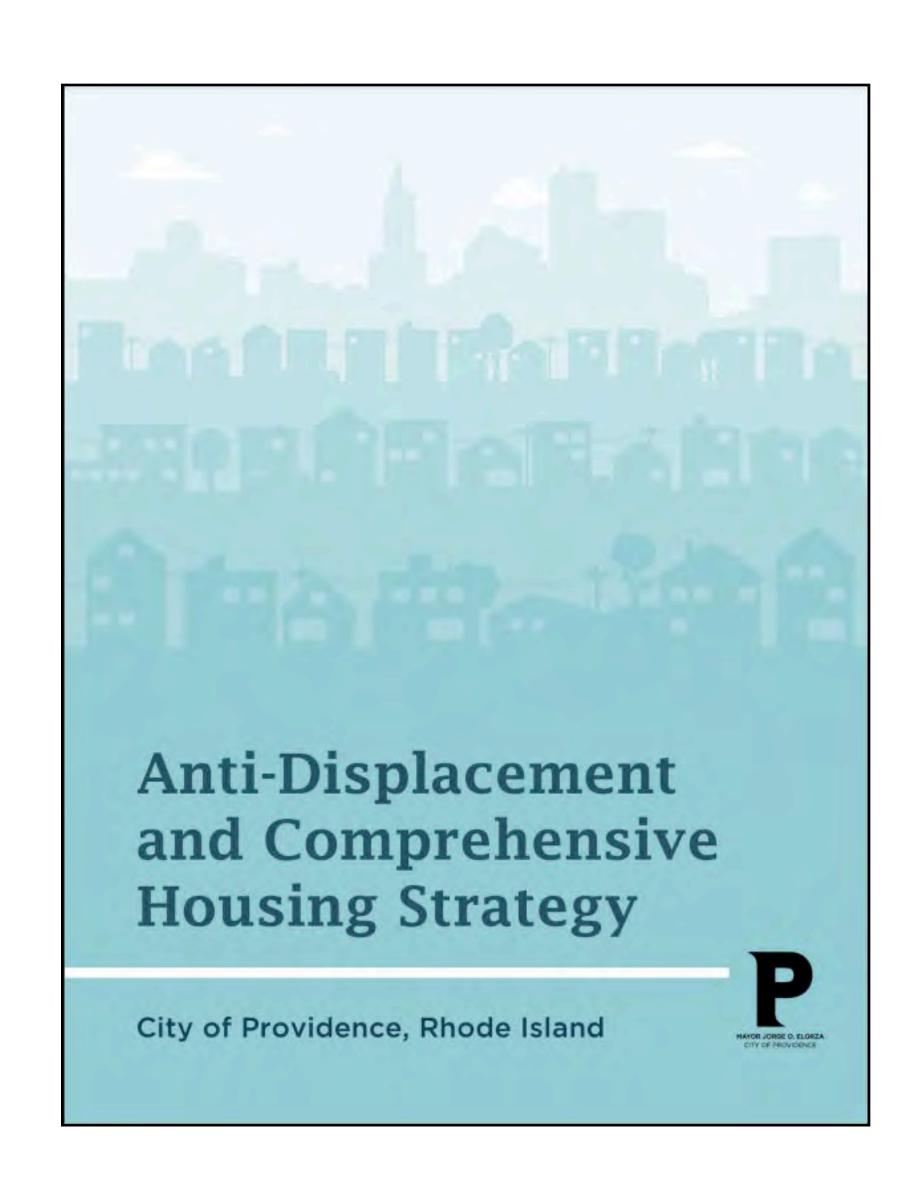


#### **USDOT Raise 2021 Planning Grant**

Forward 2040 Master Plan

RIPTA has requested \$1.1M in RAISE Grant funds to assess the feasibility of new transit options including bus rapid transit (BRT) and light rail transit (LRT), as determined from the Transit





Anti-Displacement and Comprehensive Housing Strategy

(City of Providence, 2021)



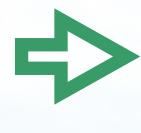
## Anti-Displacement and Comprehensive Housing Strategy

The Report addresses the need the City has to increase the supply of housing for Providence residents of all income levels, and particularly for low- and moderate-income households

The report offers strategies and recommendations regarding programs and policy changes, and new programs and new funding options.



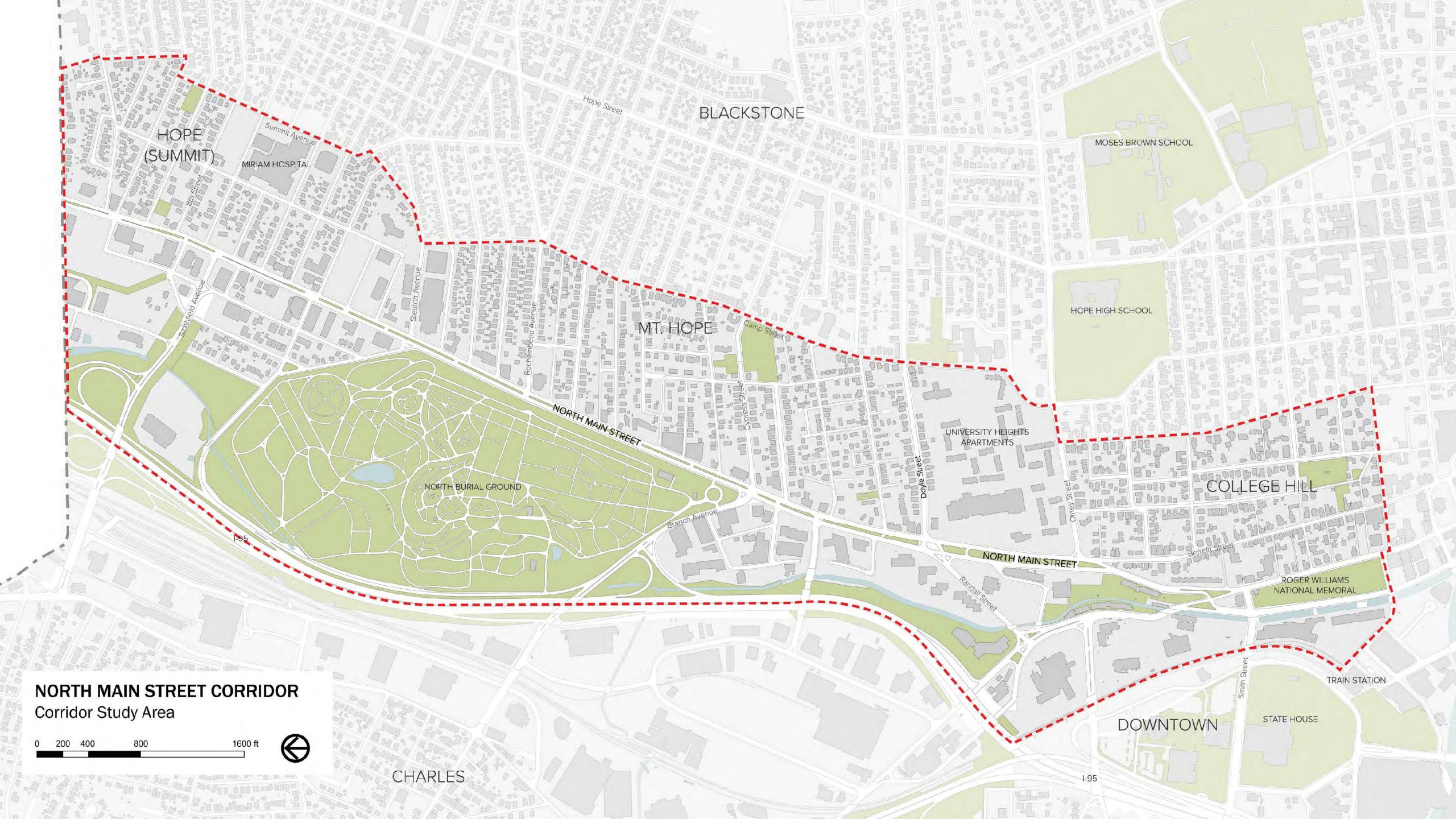
## Anti-Displacement and Comprehensive Housing Strategy



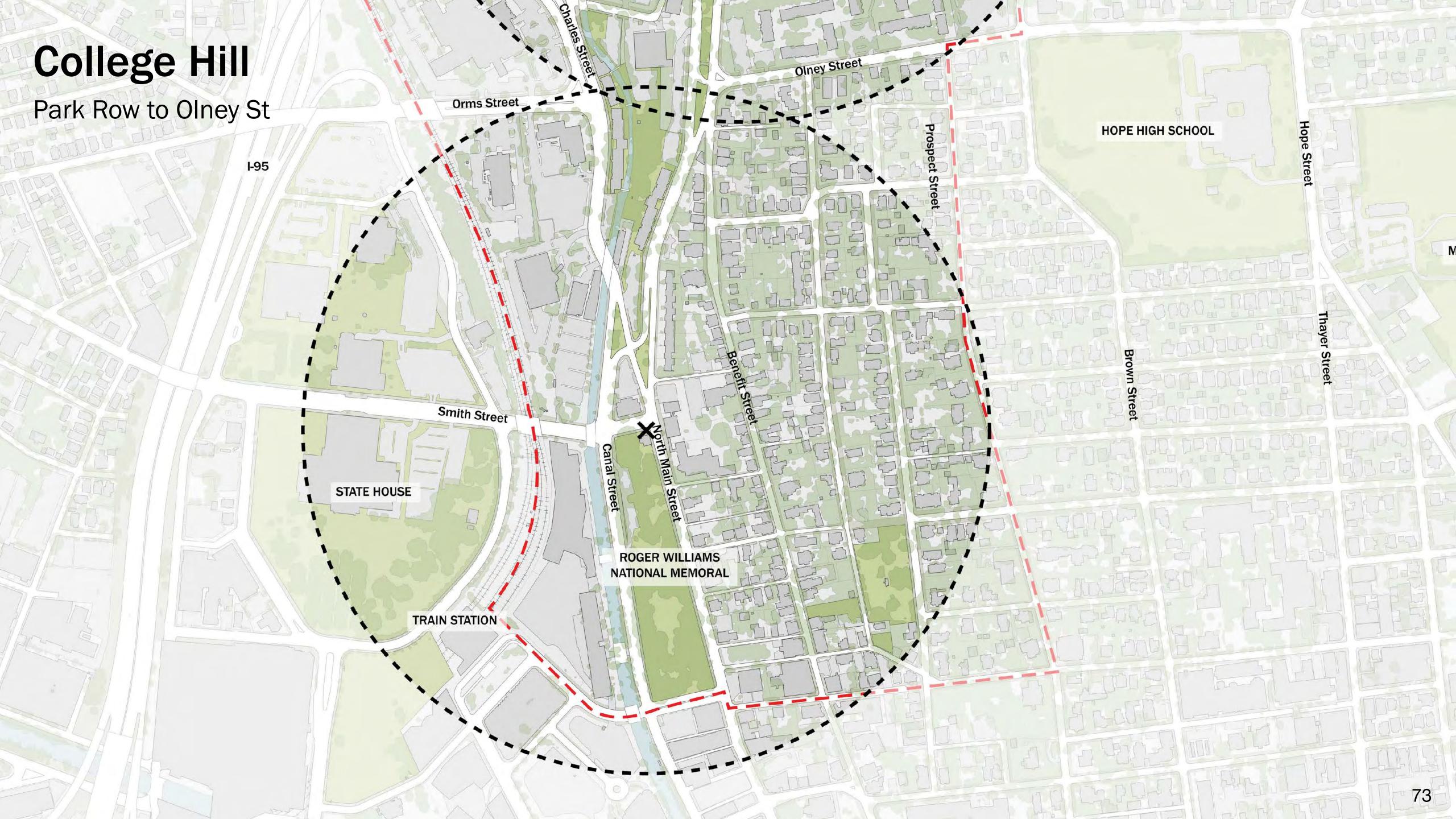
Identifies North Main Street corridor as a location where new housing can be built in the city to increase housing supply.

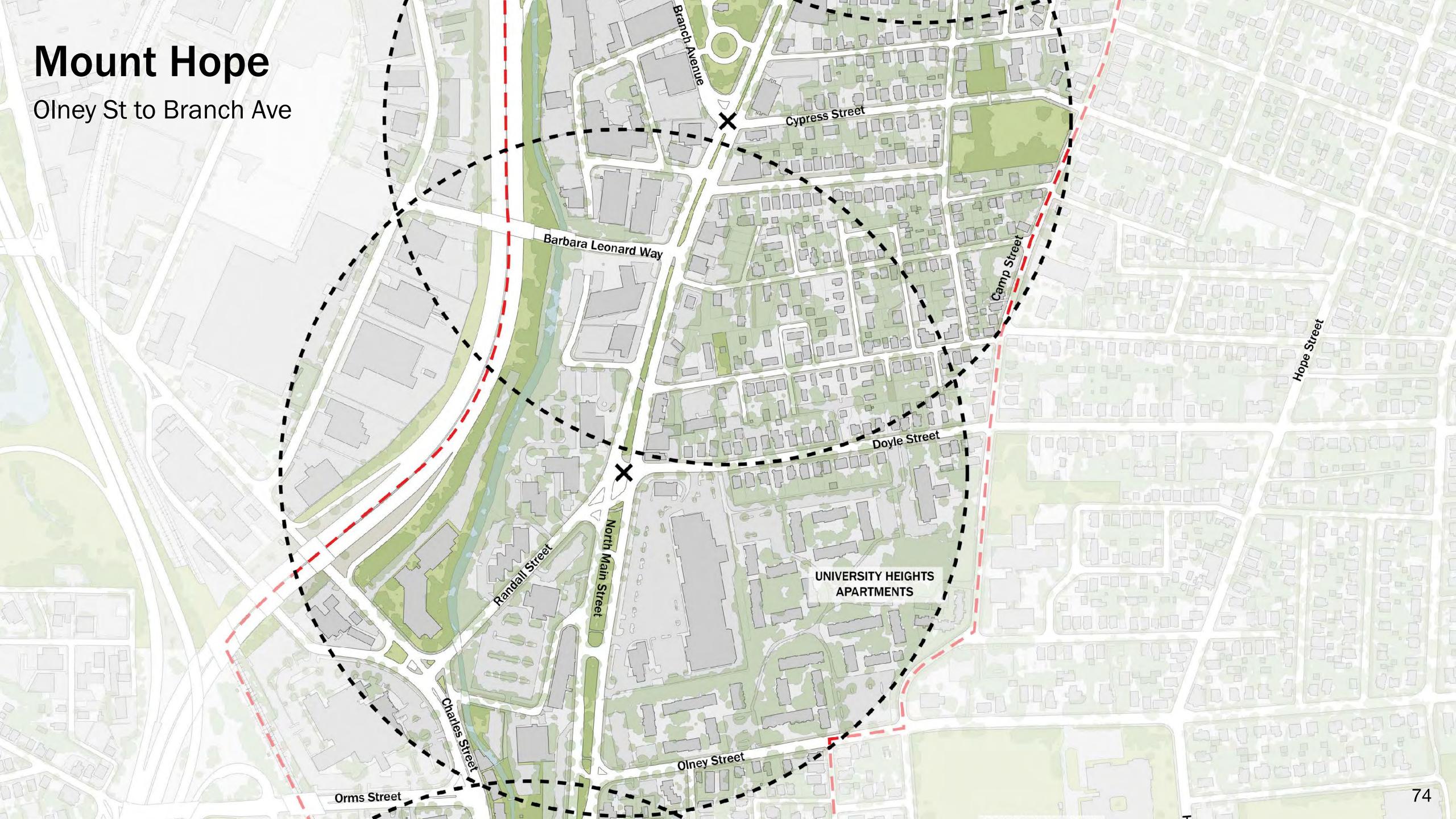


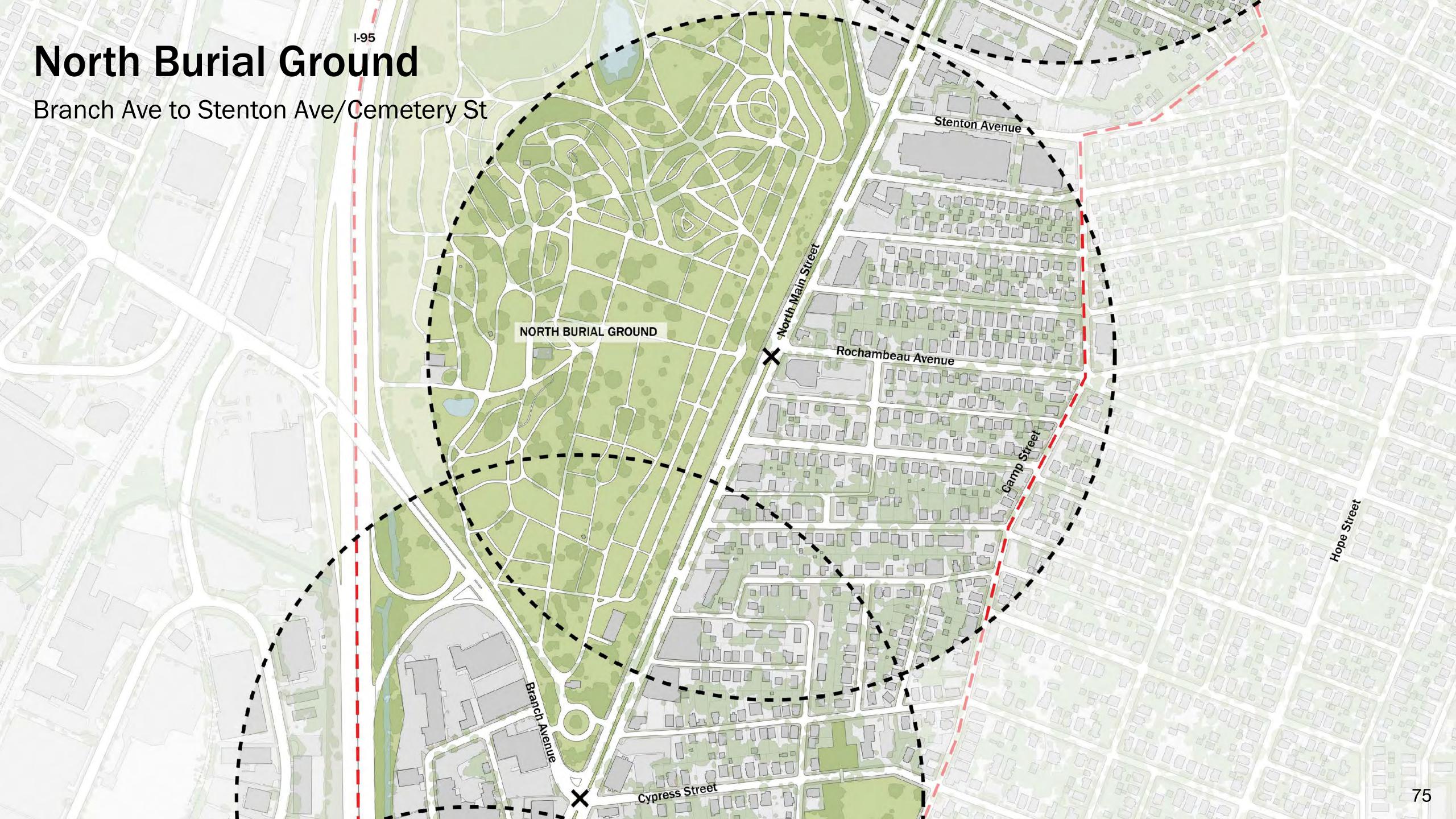
## Additional Existing Conditions Analysis





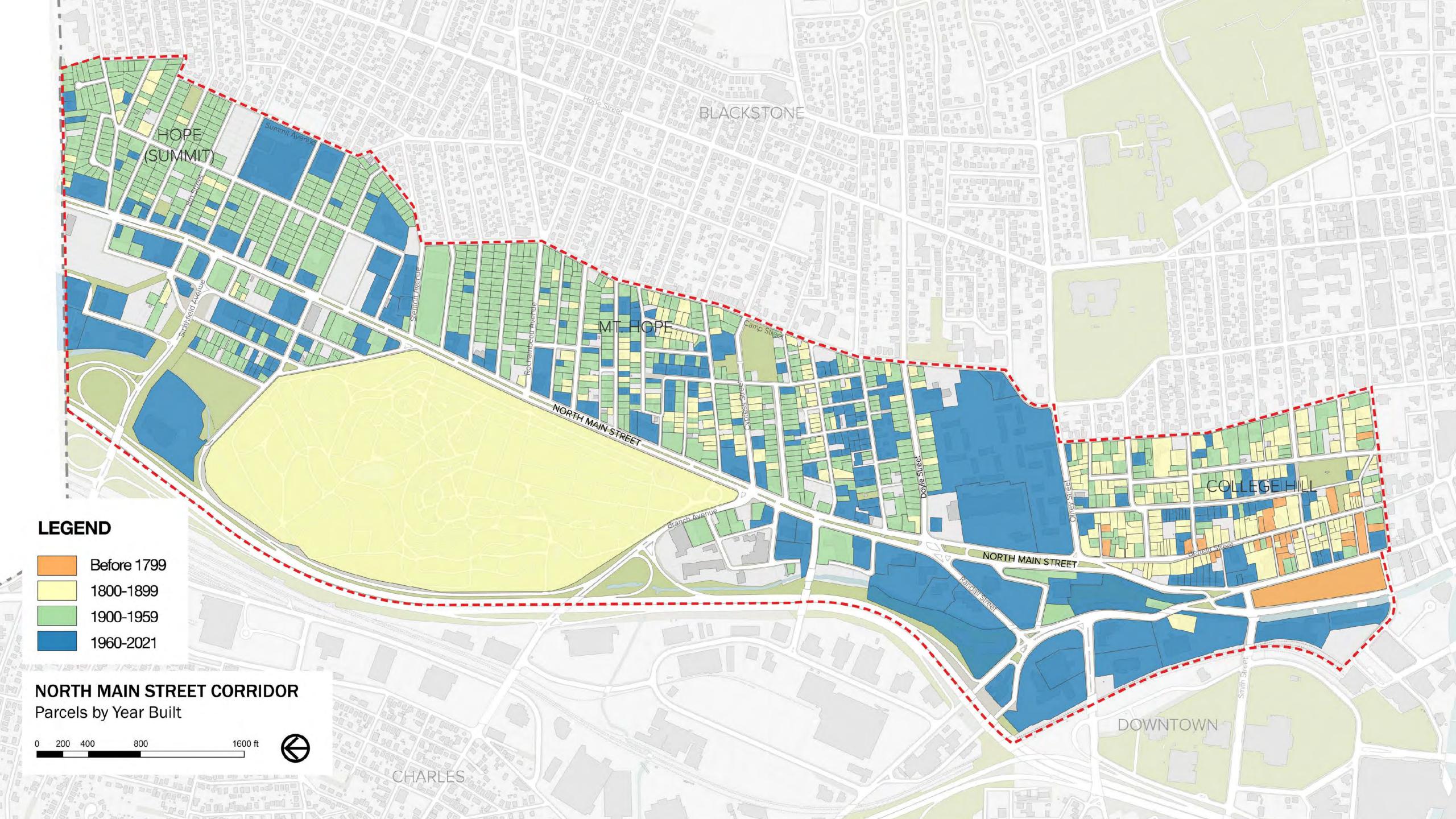












## Big Ideas and Opportunities

## BIG IDEAS FROM PREVIOUS WORK

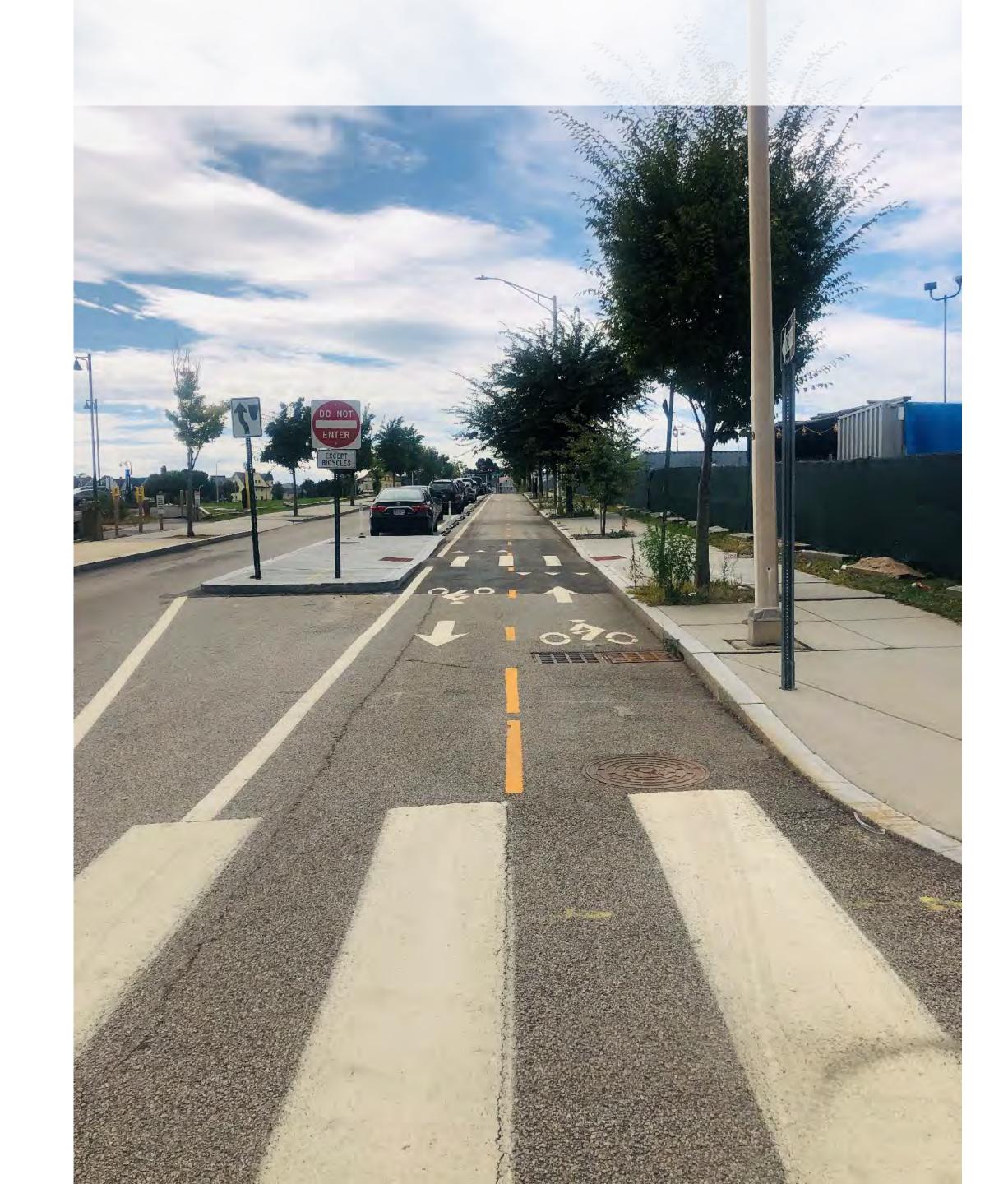
1 Improve infrastructure for people walking, biking, and using transit.

## GREAT STREETS MASTER PLAN



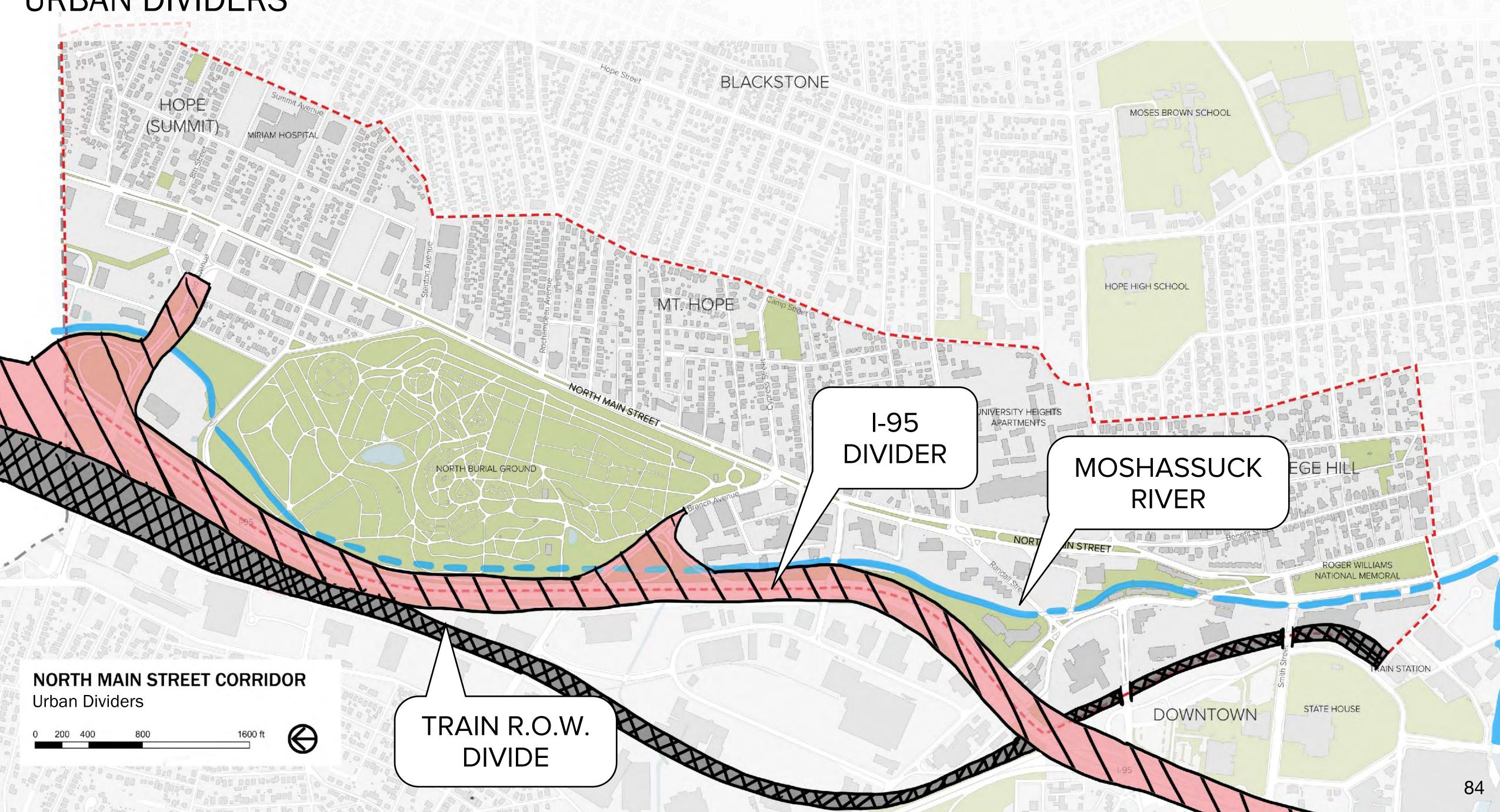
## PVD GREAT STREETS EXAMPLES



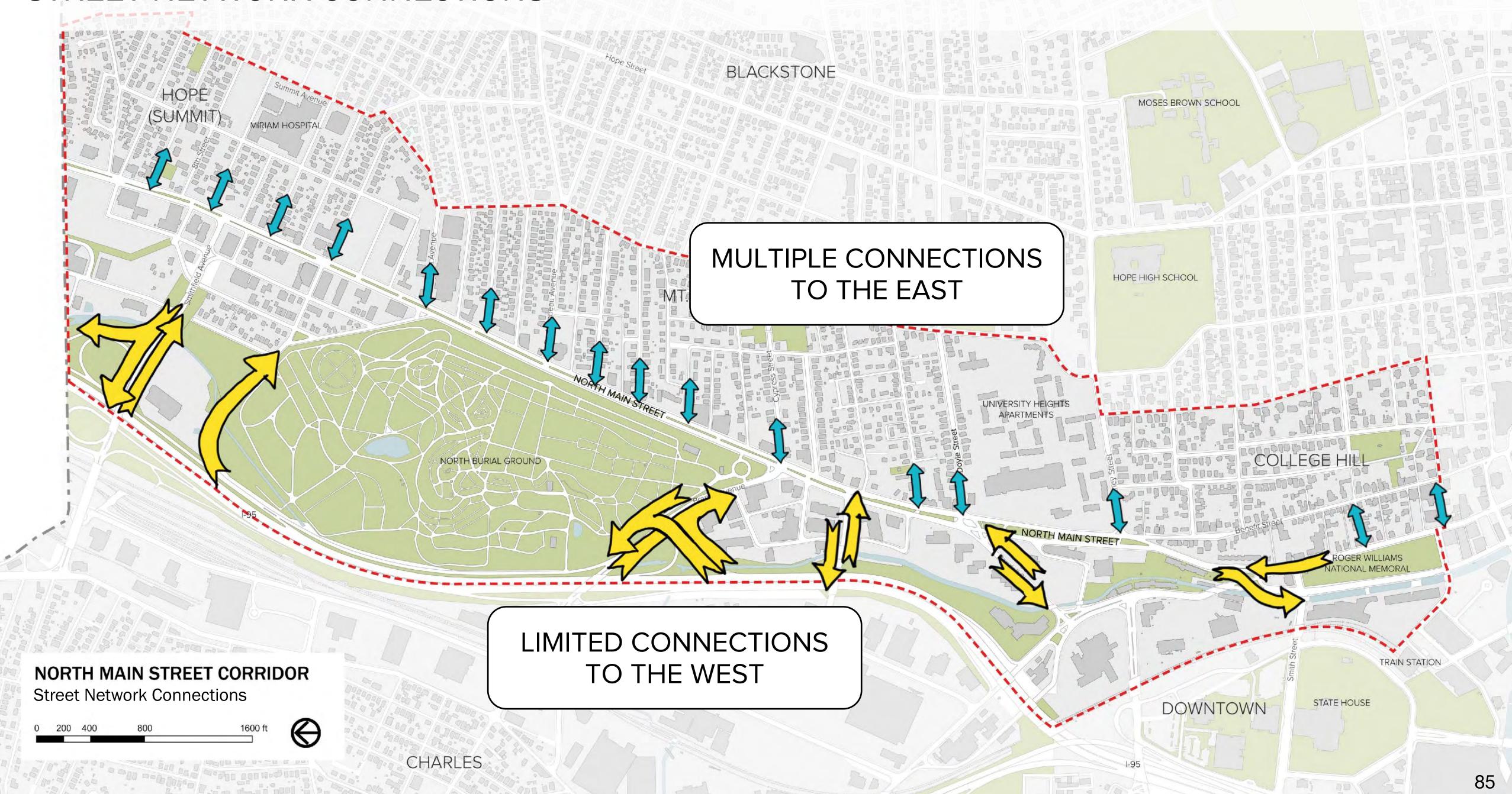




#### URBAN DIVIDERS



### STREET NETWORK CONNECTIONS



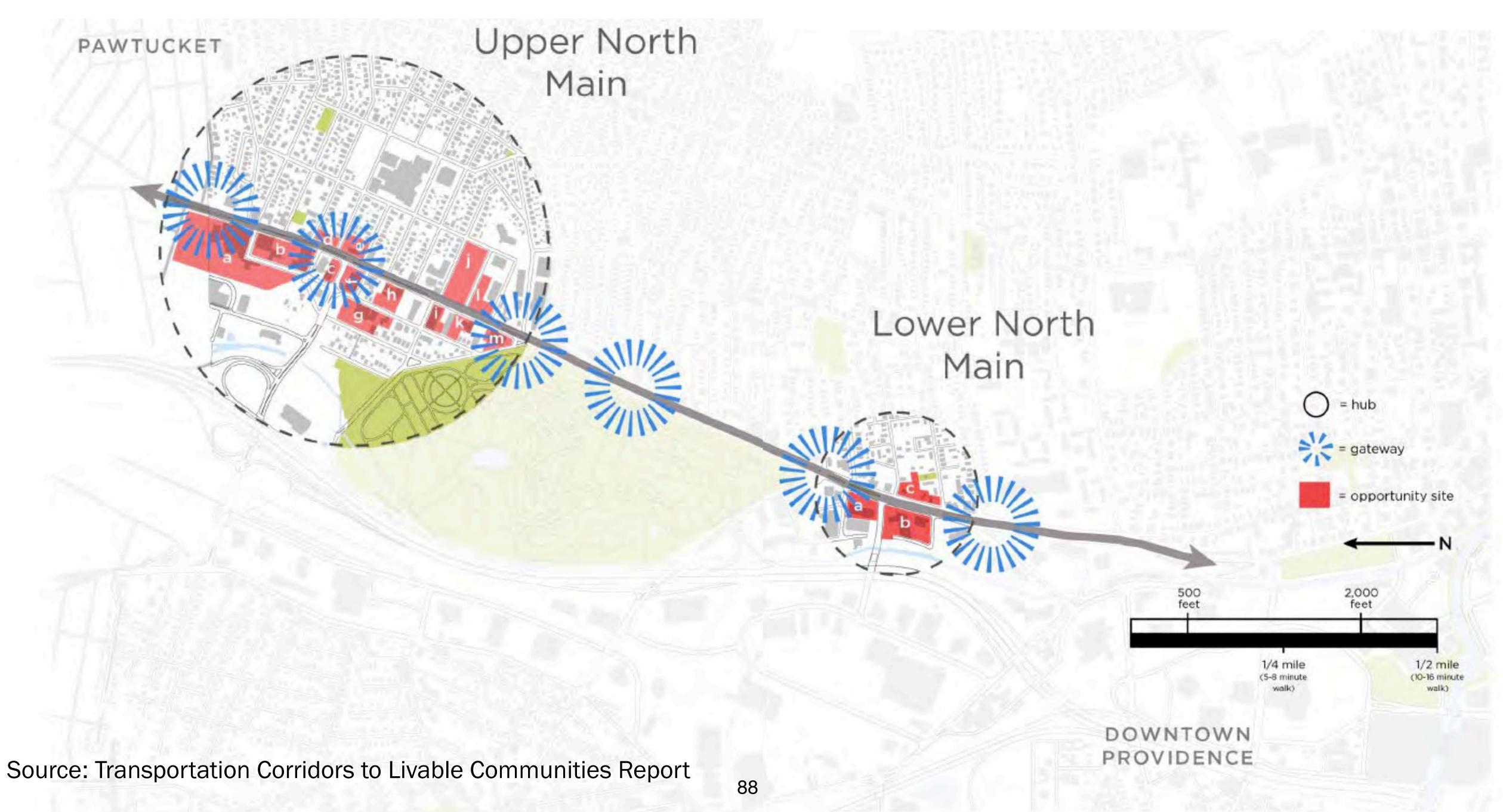
#### PEDESTRIAN CROSSINGS ACROSS NORTH MAIN STREET



## BIG IDEAS FROM PREVIOUS WORK

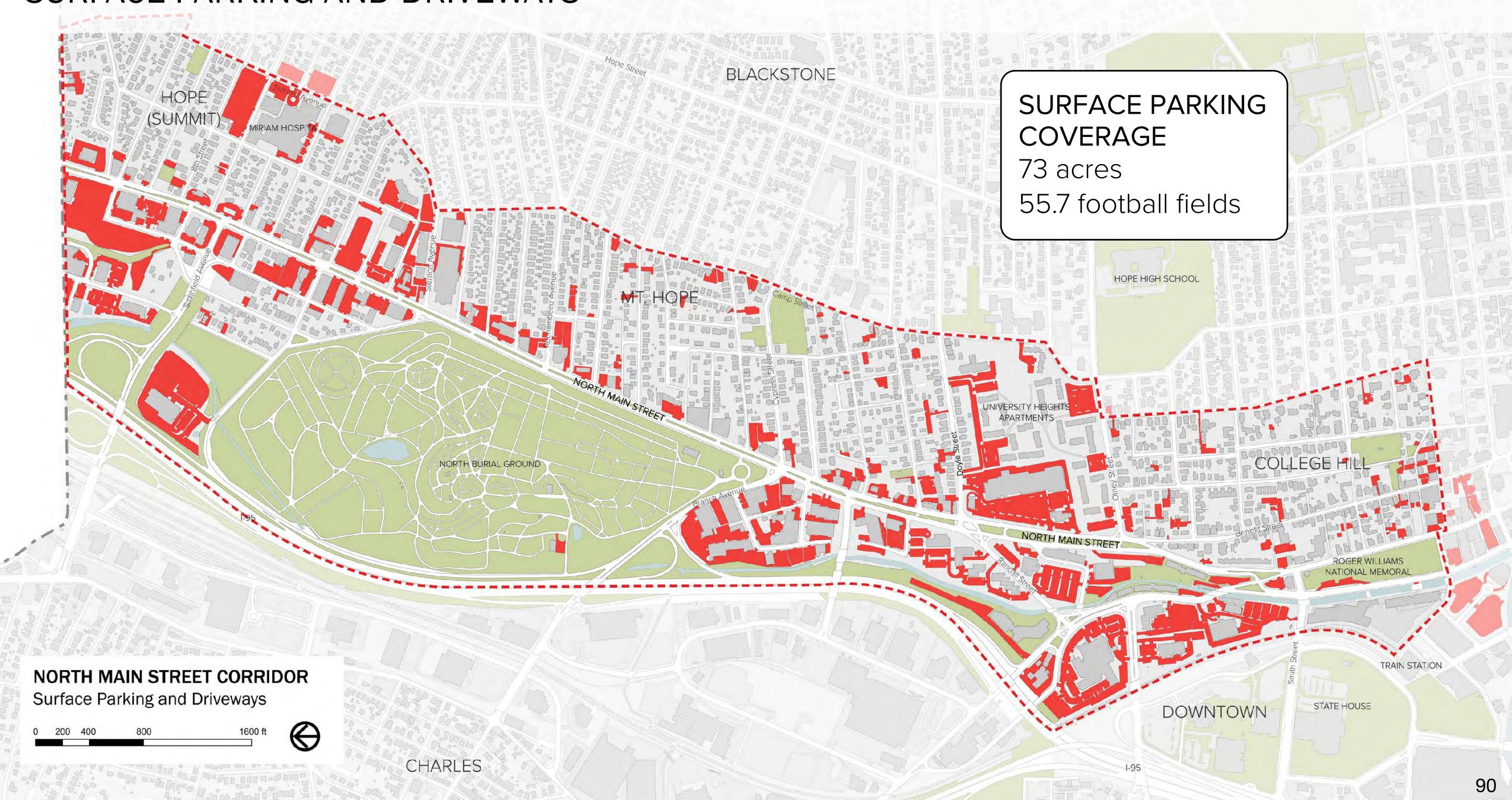
# Cause Development to Occur that is Friendly to Transit & Walking

## IDENTIFIED COMMUNITY HUBS AND OPPORTUNITY SITES

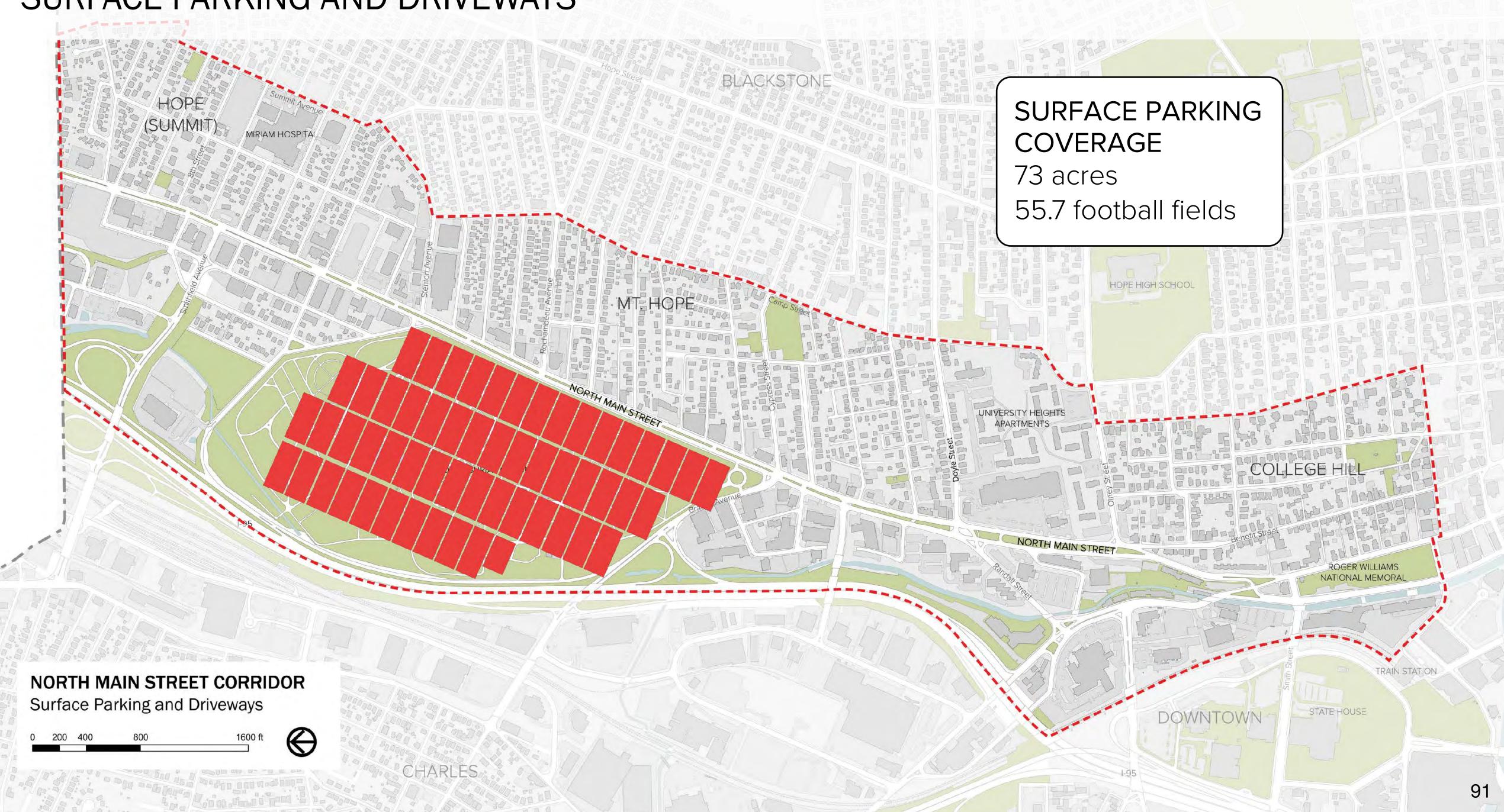


## ZONING NEW OVERLAY DISTRICT BLACKSTONE HOPE MOSES BROWN SCHOOL (SUMMIT) **EDUCATIONAL** INSTITUTIONAL TRANSIT-ORIENTED DEVELOPMENT DISTRICT COLLEGE HILL NORTH BURIAL GROUND HISTORIC DISTRICT BORT MAIN STREETS NORTH MAIN STREET CORRIDOR **Zoning Overlay Districts** CAPITAL CITY SPECIAL DOWNTOWN **DEVELOPMENT DISTRICT** 1600 ft 0 200 400 CHARLES 89

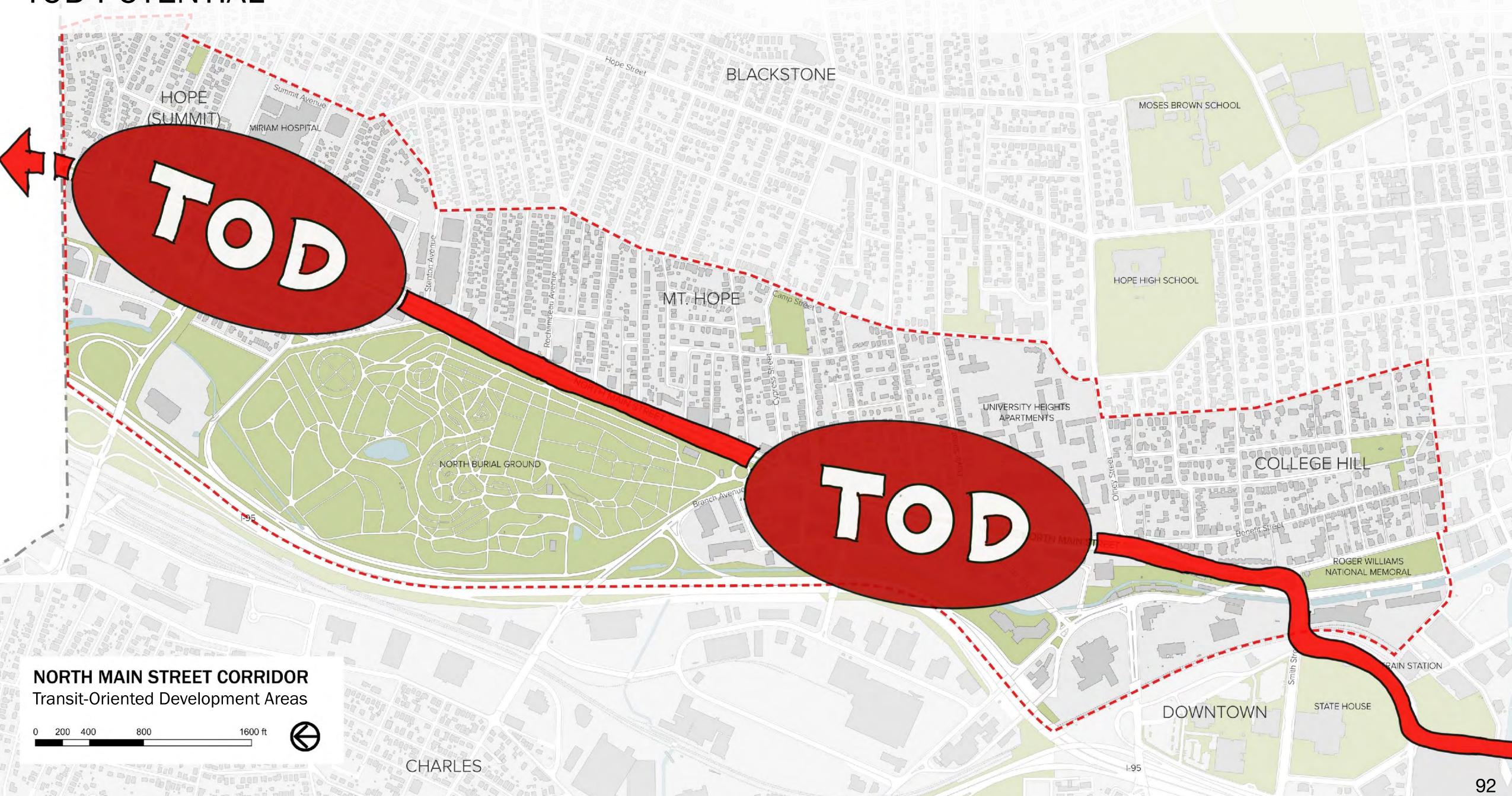
#### SURFACE PARKING AND DRIVEWAYS



#### SURFACE PARKING AND DRIVEWAYS



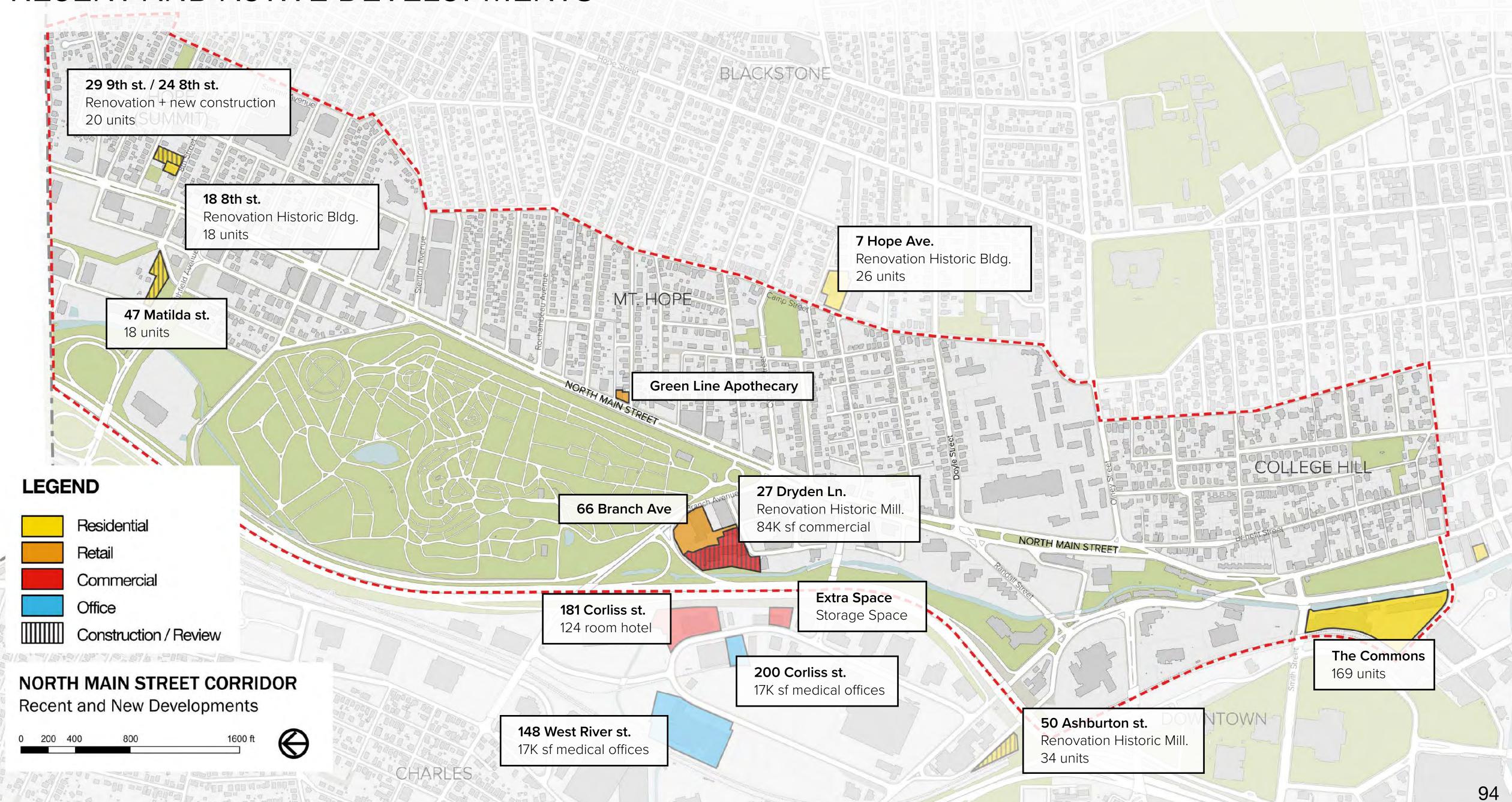
## TOD POTENTIAL



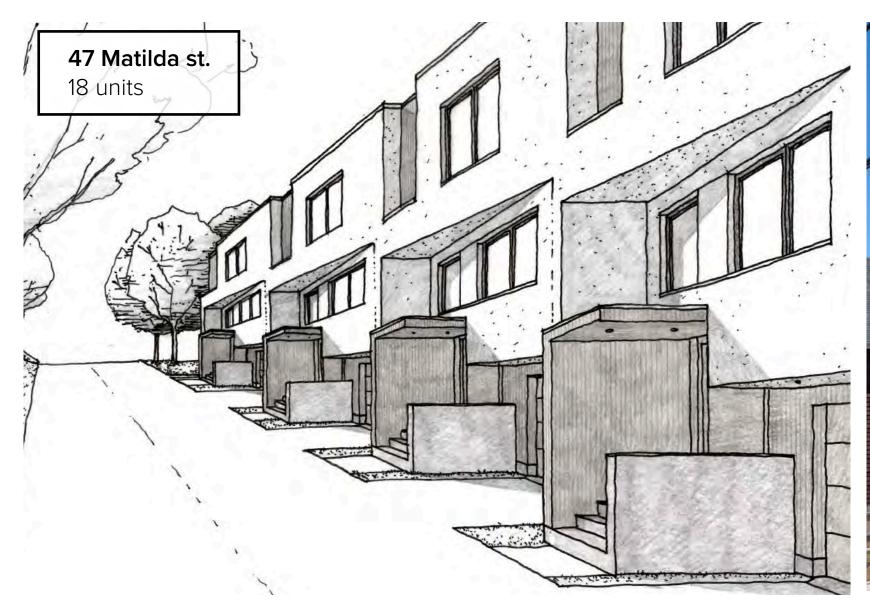
## BIG IDEAS FROM PREVIOUS WORK

Build new buildings to the proper scale and character of their neighborhood.

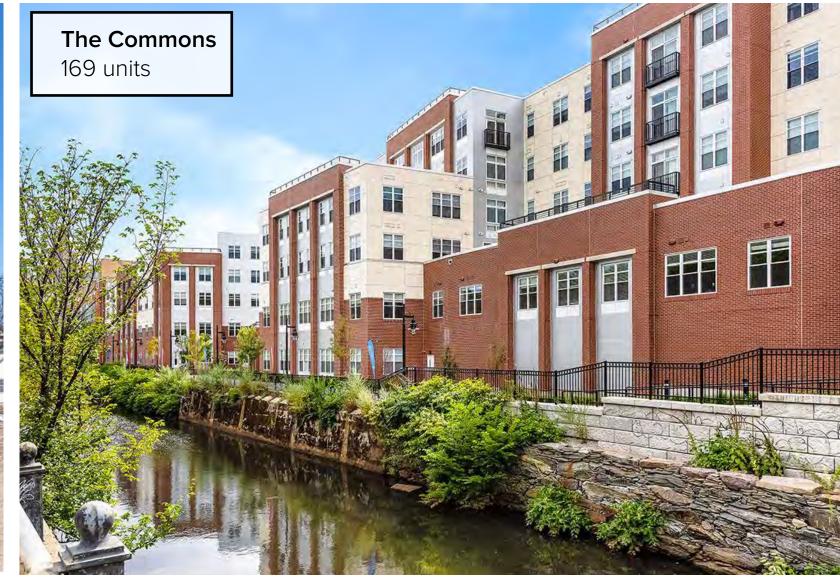
#### RECENT AND ACTIVE DEVELOPMENTS



#### RECENT AND ACTIVE DEVELOPMENTS

















#### CORRIDOR BUILDINGS







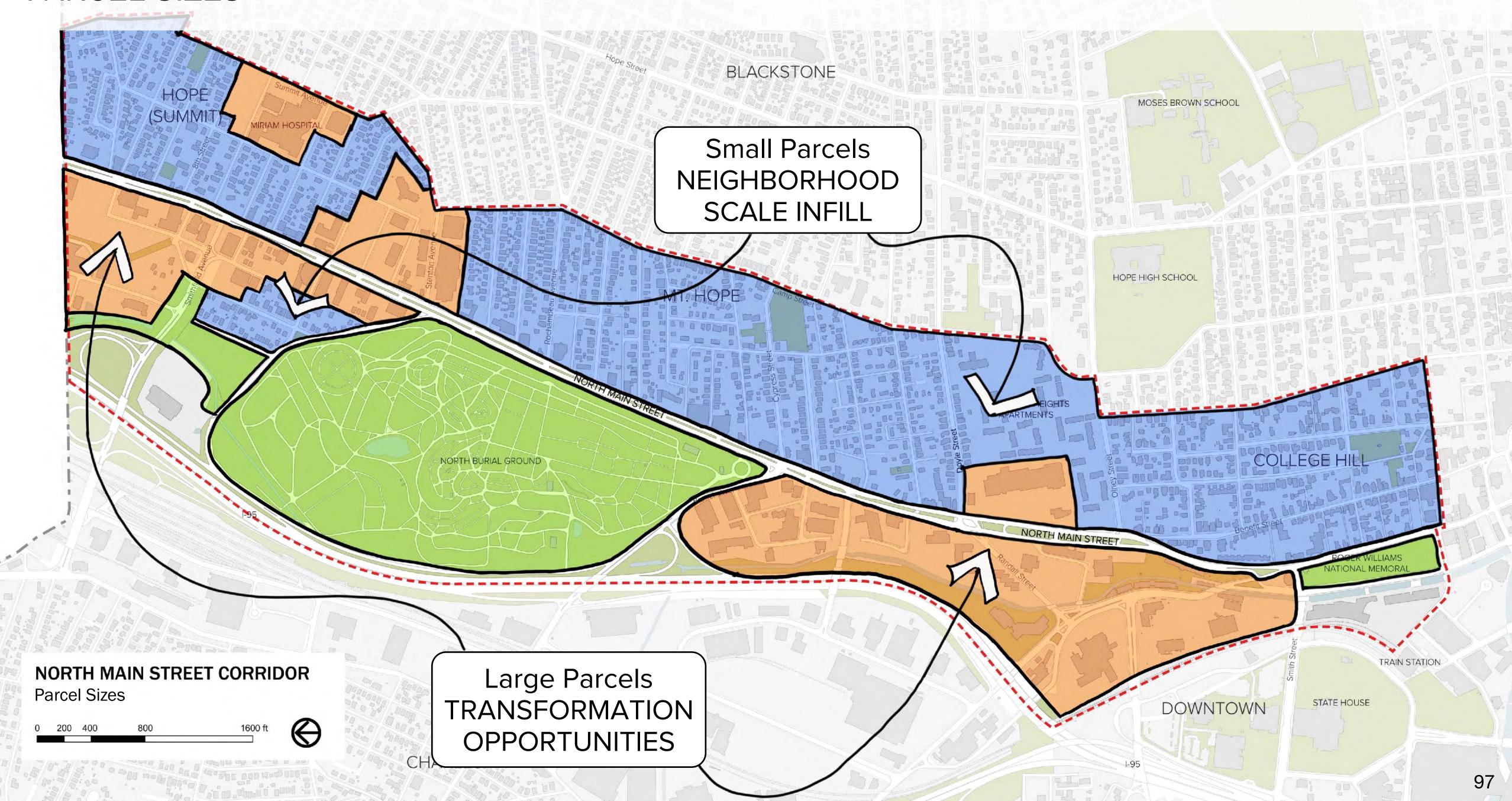




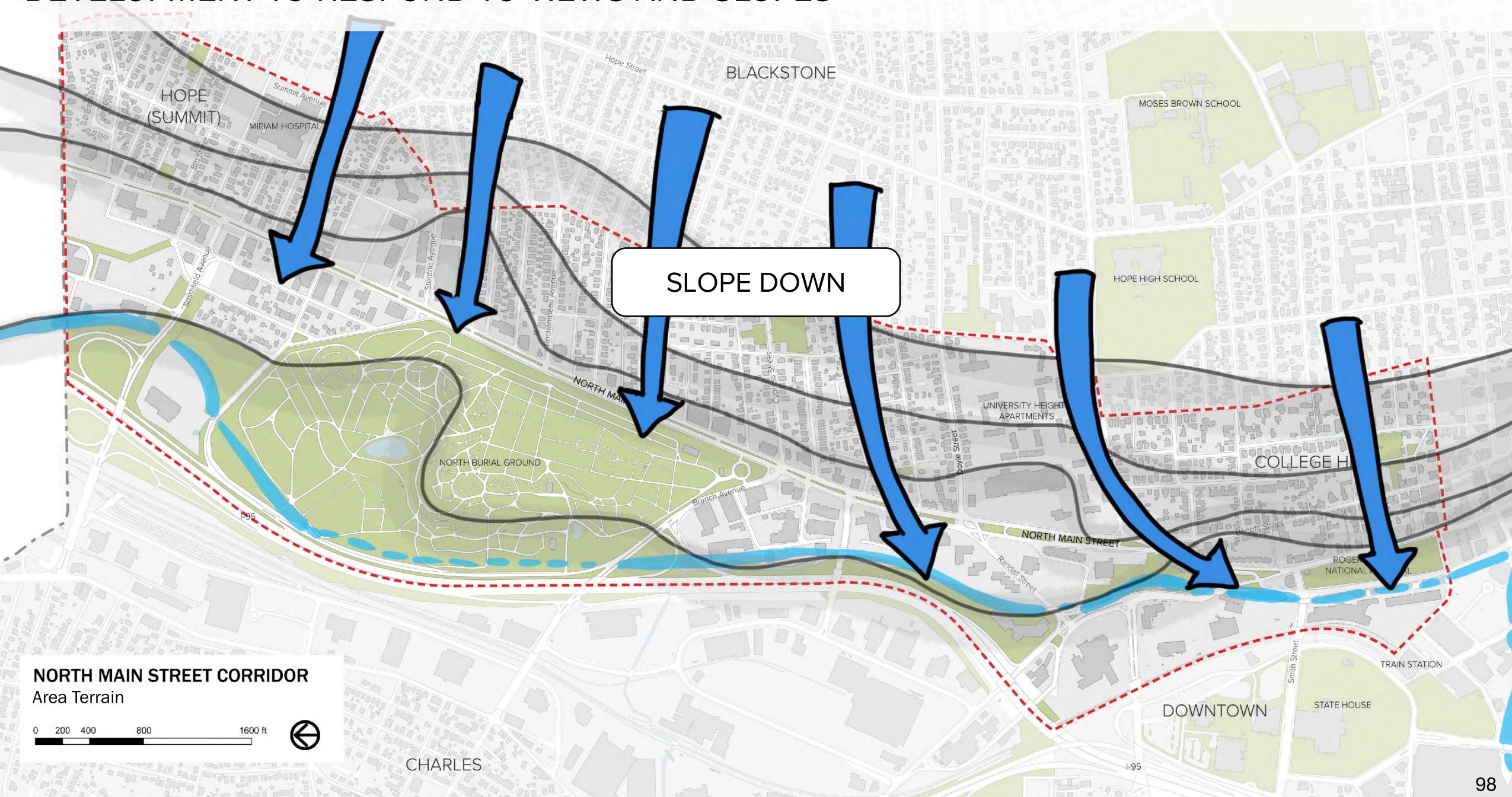




#### PARCEL SIZES



## DEVELOPMENT TO RESPOND TO VIEWS AND SLOPES



## BIG IDEAS FROM PREVIOUS WORK

Integrate the North Burial Ground as an important corridor and community asset.

# NORTH BURIAL GROUND ARTS & CULTURAL OPPORTUNITIES



Improve neighborhood connections and public access, directing people to the entrances.

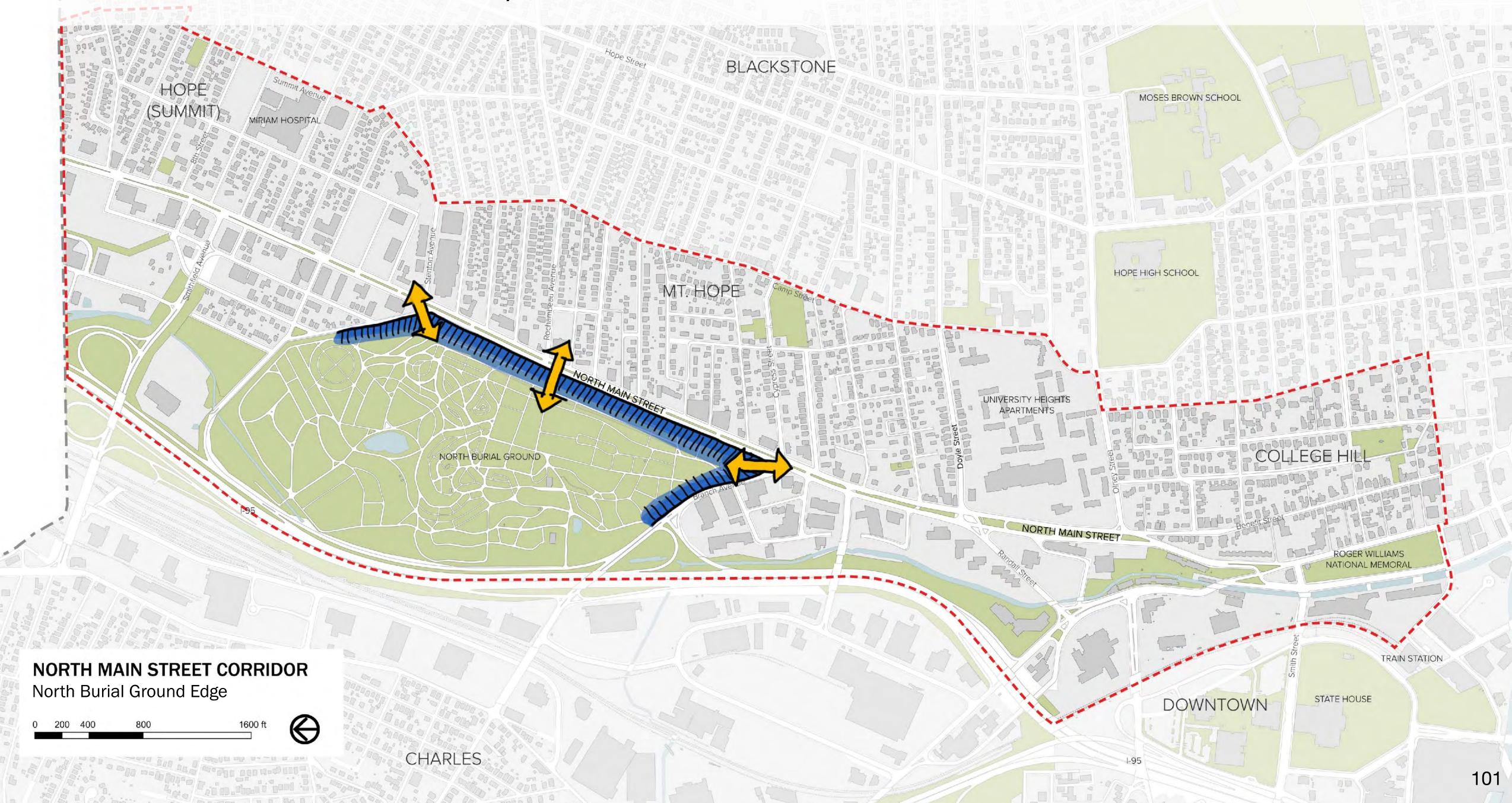


Encourage special events.

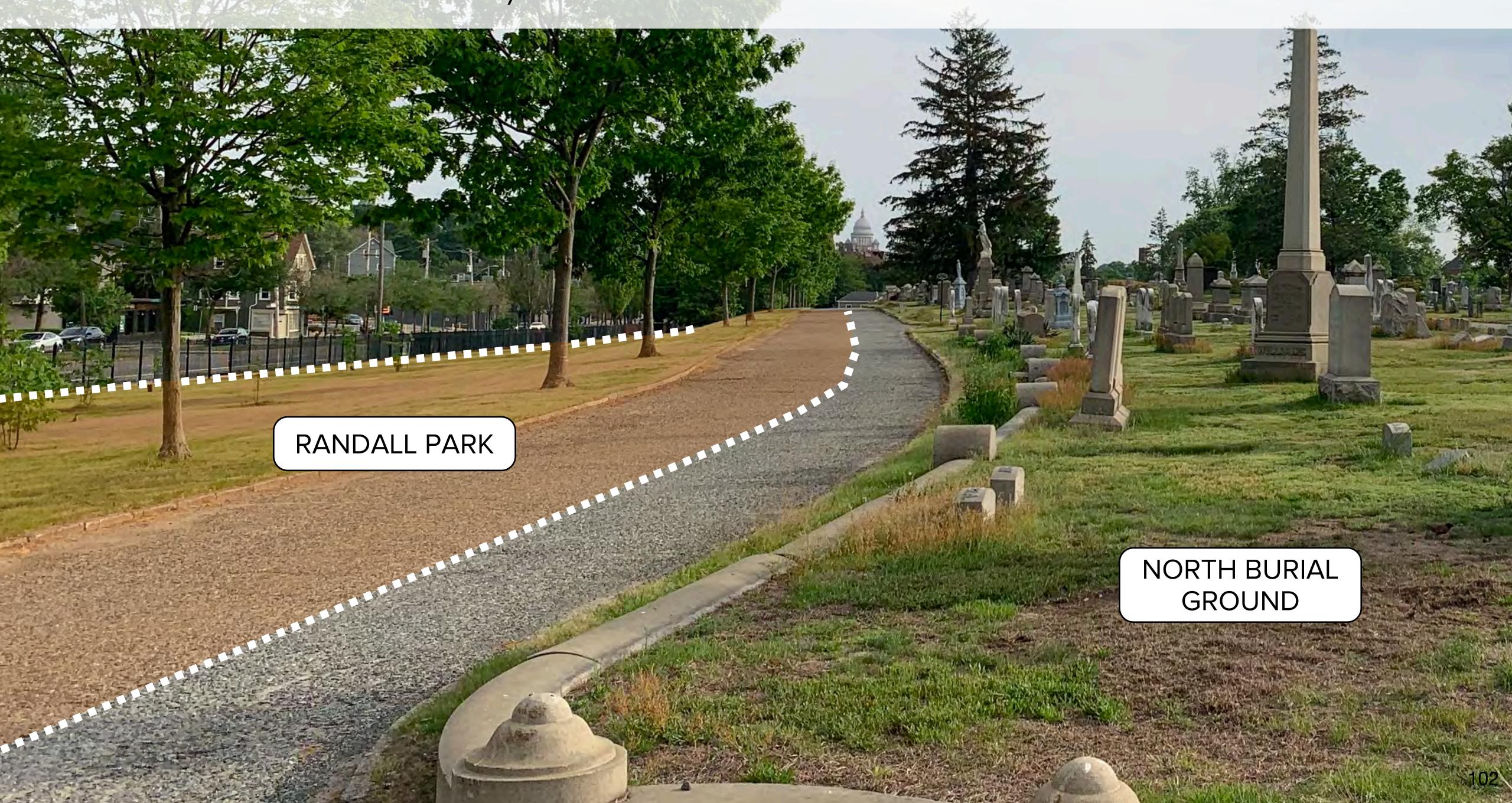


Source: Transportation Corridors to Livable Communities Report

## NORTH BURIAL GROUND EDGE / RANDALL PARK ACTIVATION



## NORTH BURIAL GROUND EDGE / RANDALL PARK ACTIVATION



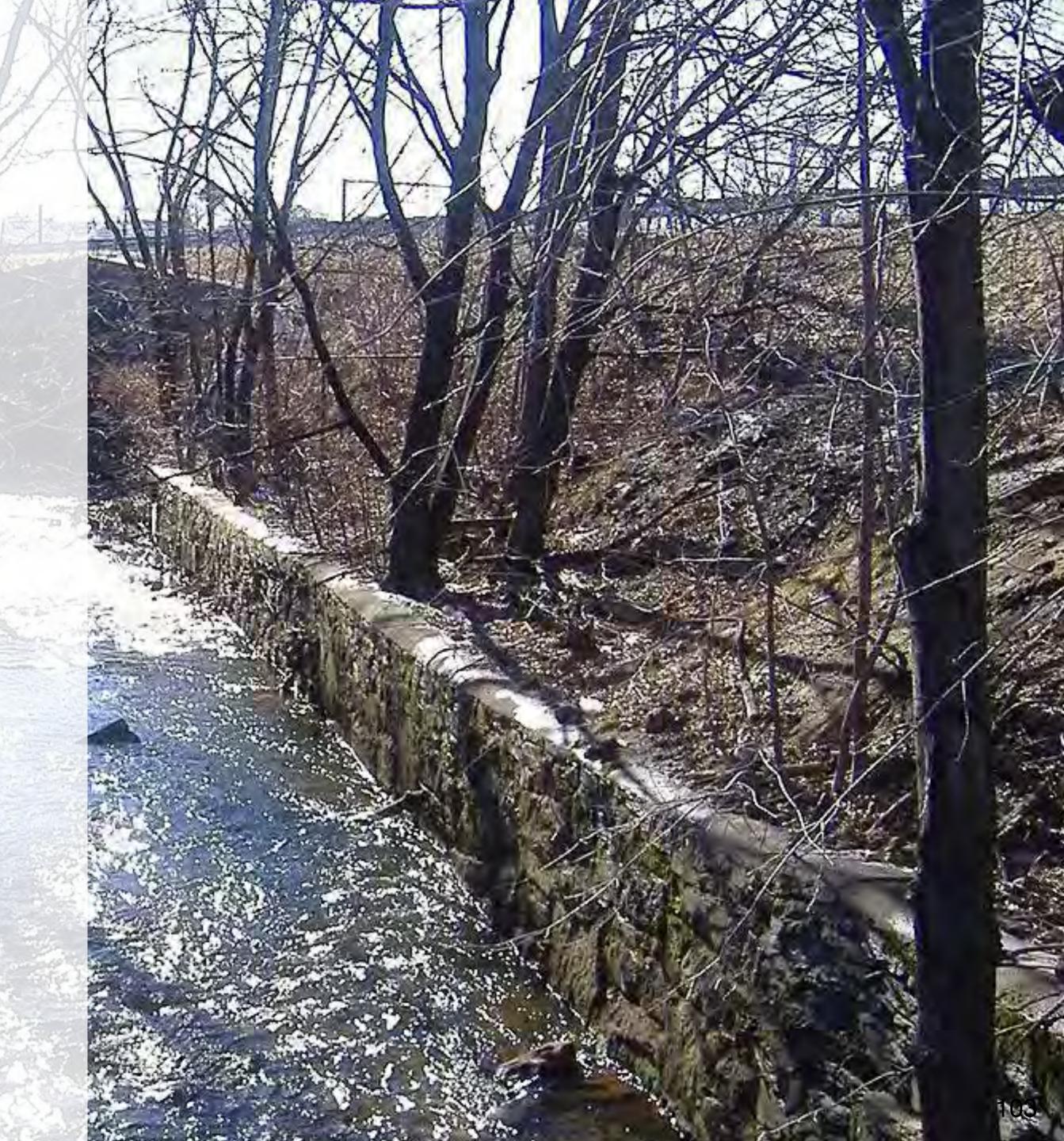
# MOSHASSUCK RIVER OFF-ROAD URBAN TRAIL



Long term vision. Connects Mount Hope, Charles and Wanskuck along the Moshassuck and West rivers

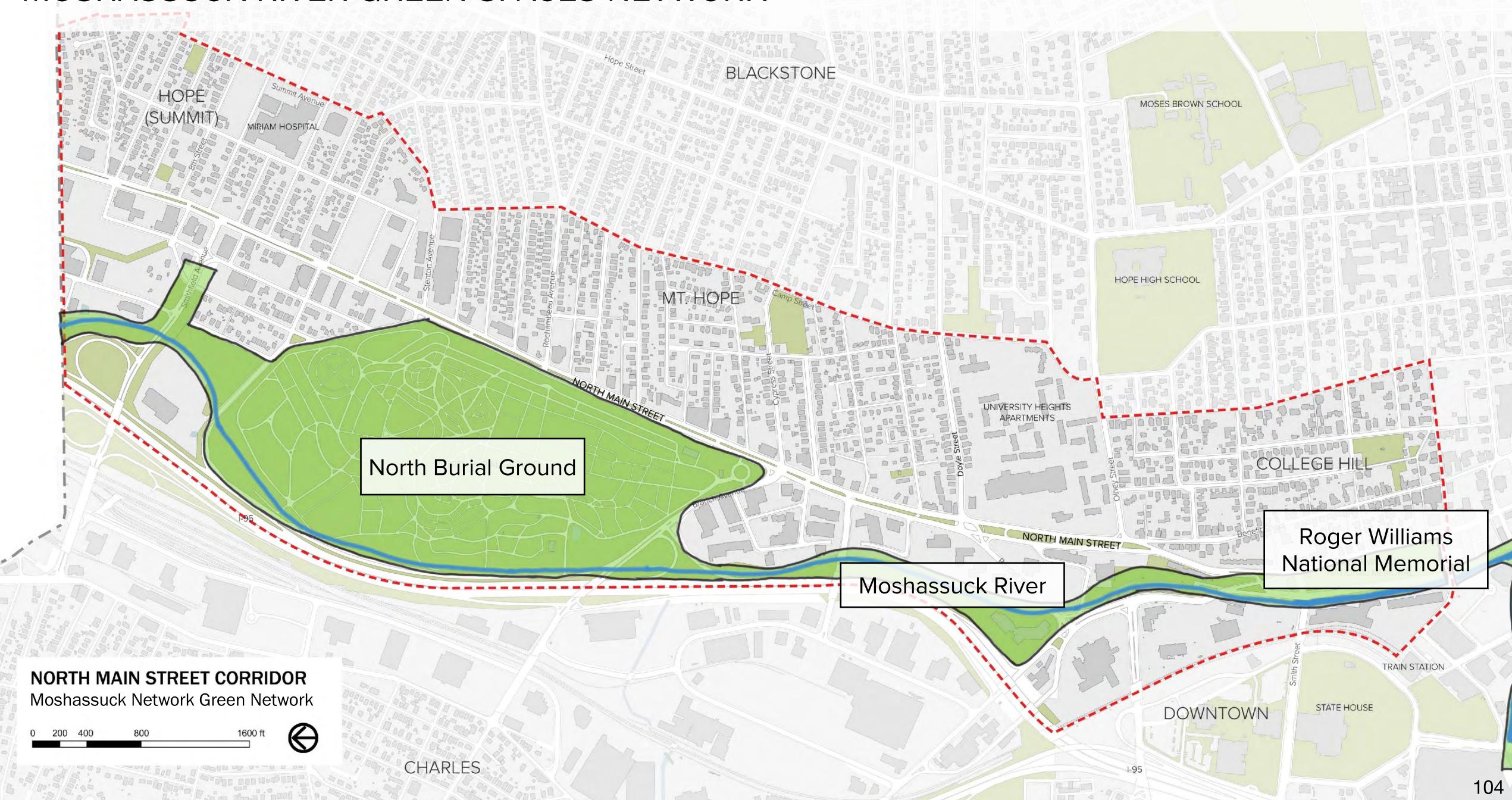


Enhance portion of the existing paths in the North Burial Ground.



Source: PVD Great Streets Master Plan

## MOSHASSUCK RIVER GREEN SPACES NETWORK



## AREAS WITH LESS TREE CANOPY COVERAGE



## BIG IDEAS FROM PREVIOUS WORK

Define opportunities to improve art and infrastructure available to local artists and cultural organizations.

### ARTS & CULTURAL OPPORTUNITIES

Tie public art and cultural planning specific to the corridor into future investments:

Recruit signature institutions to anchor hub redevelopments.



Source: Transportation Corridors to Livable Communities Report

## ARTS & CULTURAL OPPORTUNITIES

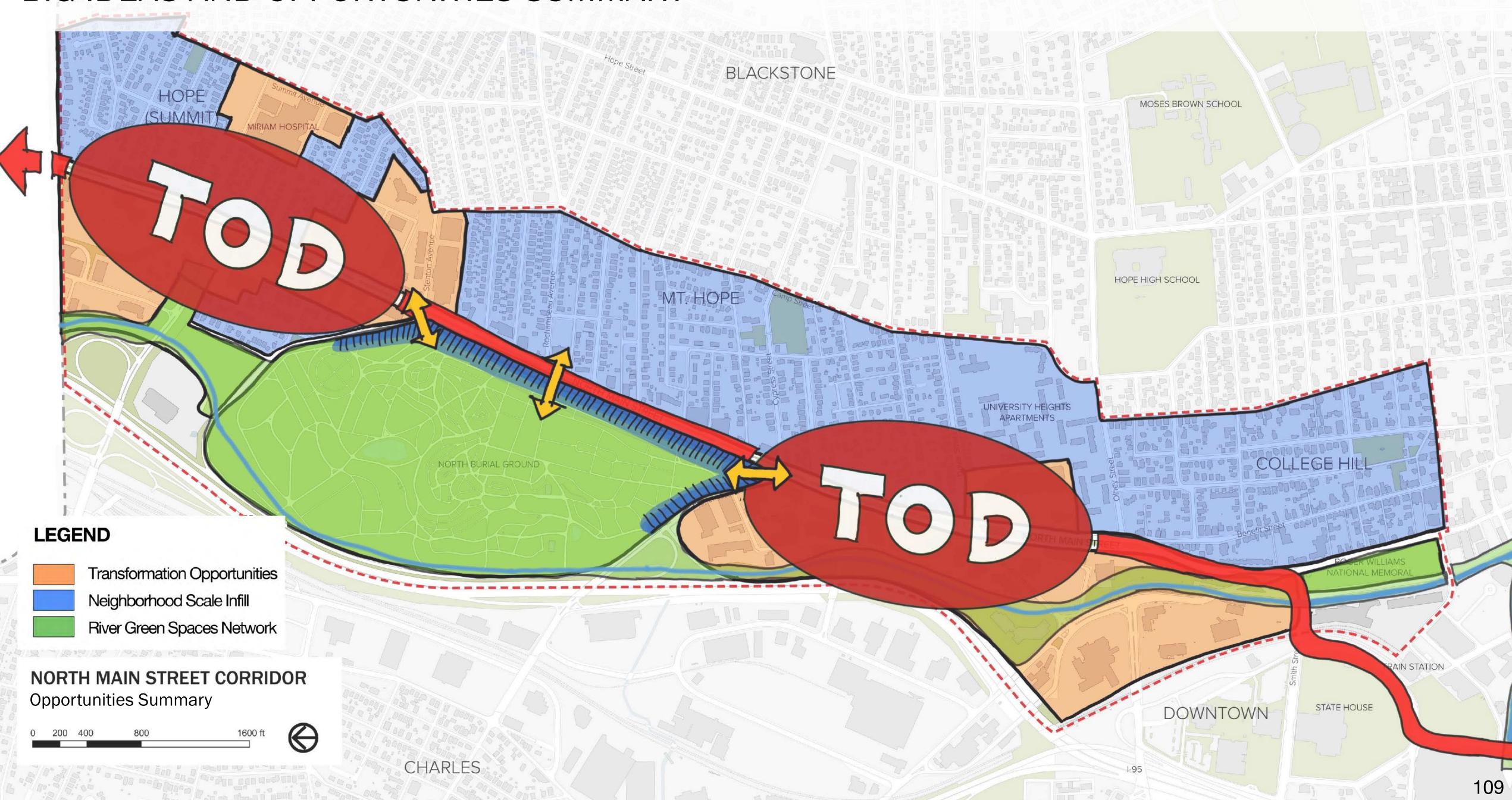


Stand alone art pieces in different gateway locations

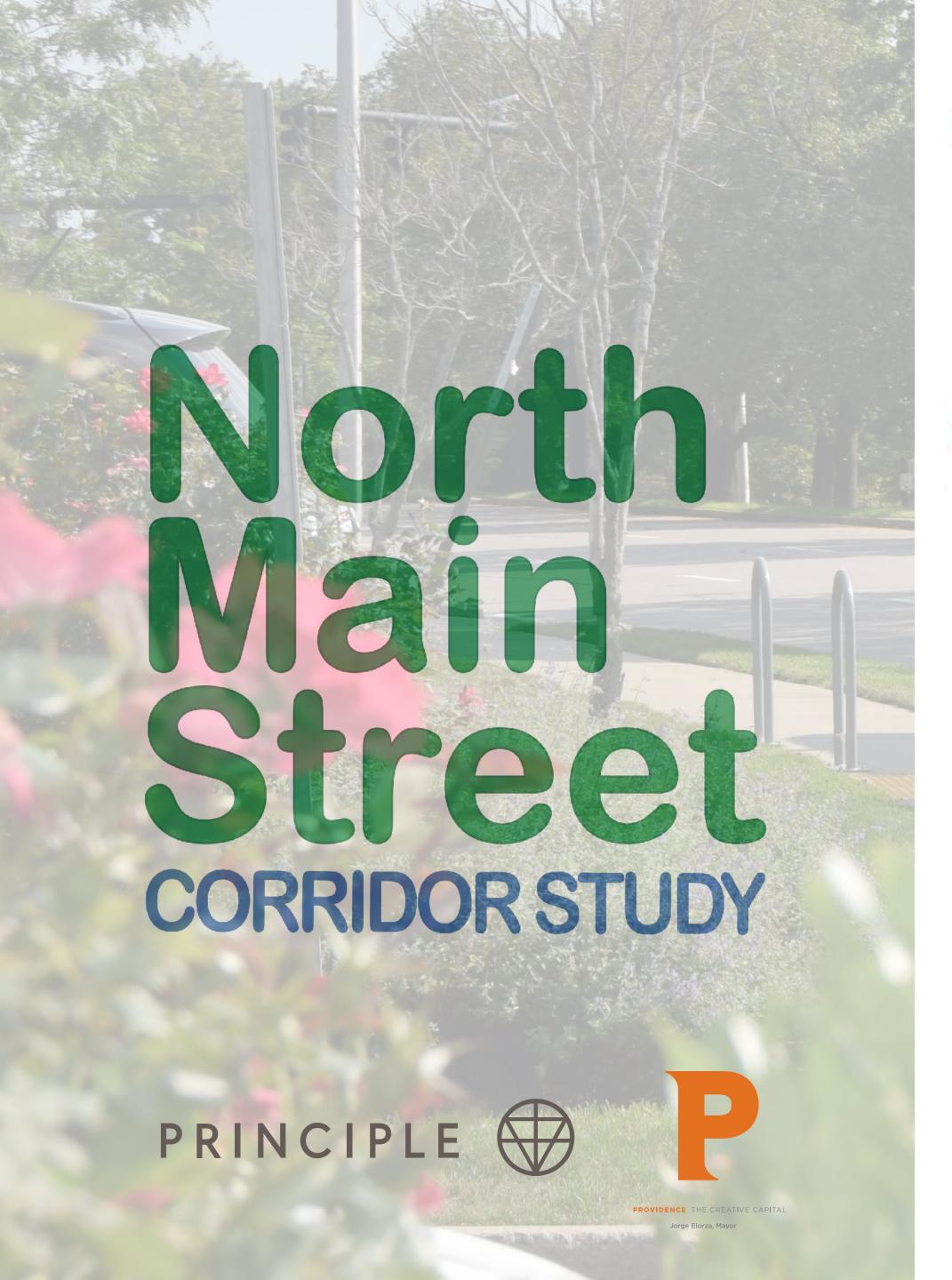


Source: Transportation Corridors to Livable Communities Report

## BIG IDEAS AND OPPORTUNITIES SUMMARY



# Next Steps



## Take the Online Survey

Conteste la Encuesta en Línea

September 13 to October 25, 2021 <a href="https://bit.ly/northmain-survey">https://bit.ly/northmain-survey</a>

## Virtual Visioning Workshop

Taller Virtual de Ideas

Monday, October 25, 2021 6:00PM-7:30PM. Workshop via zoom. Attendees must register in advance: <a href="https://bit.ly/northmainworkshop">https://bit.ly/northmainworkshop</a>

## Thank You!

#### Visit our website:

www.providenceri.gov/planning/north-main-street-corridor-revitalization-study/

## Further questions and comments?

**Email Jess Pflaumer, AICP** jpflaumer@providenceri.gov