



# PLANNING AND DEVELOPMENT

Mayor Jorge O. Elorza | City of Providence



# DEVELOPMENT TRENDS

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- Significant growth in the residential sector
- Widespread investment among the city's colleges and universities
- Significant investment in repurposing historic buildings in addition to new construction
- Strong mixed-use, commercial, food-based projects and arts and cultural facility investments
- Significant public sector investment in neighborhood improvements, redevelopment and infrastructure continues to make Providence an attractive place to live and to compete for business, talent and private investment



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# \$2,032,733,824

Invested in construction in Providence since 2015

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# **4,735** HOUSING UNITS IN MID - LARGE SCALE DEVELOPMENTS

Under construction, in plan review, undergoing  
permitting process or completed since 2015



**4,108** MARKET RATE

**627** AFFORDABLE



# HOUSING DEVELOPMENT MARKET RATE PROJECTS

Sample projects  
for each category



31-45 PARADE STREET



1292 WESTMINSTER STREET



839 BROAD STREET



1492 WESTMINSTER STREET



# HOUSING DEVELOPMENT MARKET RATE PROJECTS



468 WEST FOUNTAIN STREET



DEAN & SPRUCE STREET



12-16 PIEDMONT STREET



8-10 HEWITT STREET



# HOUSING DEVELOPMENT

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## MARKET RATE PROJECTS



530 BROADWAY



14 MATILDA STREET



18 EIGHTH STREET



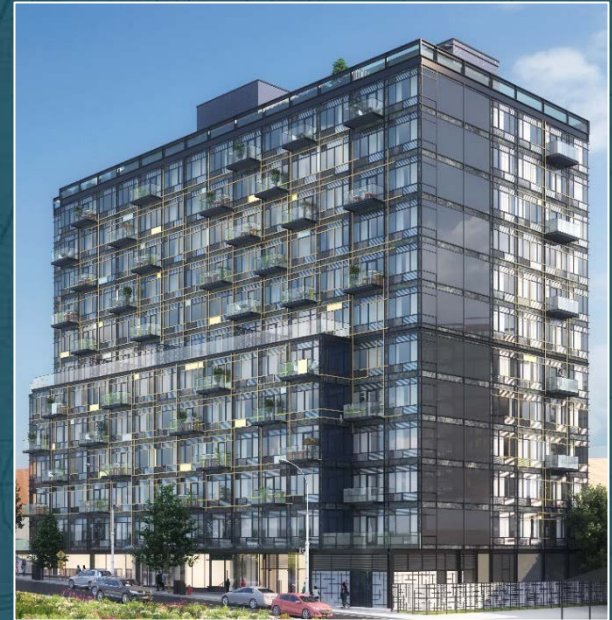
99 HILLSIDE



# HOUSING DEVELOPMENT MARKET RATE PROJECTS



580 SOUTH WATER STREET



PINE/ FRIENDSHIP STREET



387 WICKENDEN STREET



STATION ROW



# HOUSING DEVELOPMENT

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# MARKET RATE PROJECTS



225 WATERMAN ST



229 WATERMAN ST



219 WATERMAN ST



230 WATERMAN ST



# HOUSING DEVELOPMENT

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## DOWNTOWN RESIDENTIAL PROJECTS



270-290 WESTMINSTER STREET



UNION TRUST BUILDING



PROVIDENCE G



204 WESTMINSTER STREET



# HOUSING DEVELOPMENT

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## DOWNTOWN RESIDENTIAL PROJECTS



95 CHESTNUT



CASE MEAD LOFTS



44 HOSPITAL ST



THE NIGHTINGALE



# HOUSING DEVELOPMENT

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## ADAPTIVE REUSE OF HISTORIC MILLS



ROOMS & WORKS PHASE II



MAX POLLOCK



725 BRANCH AVENUE



US RUBBER LOFTS



# HOUSING DEVELOPMENT

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## ADAPTIVE REUSE OF HISTORIC MILLS



PARAGON MILLS



THE PROMENADE AT THE FOUNDRY



91 HARTFORD



# HOUSING DEVELOPMENT

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## AFFORDABLE & MIXED INCOME



SIXTY KING STREET



KING STREET COMMONS



MAPLEWOODS



200 GORDON AVENUE



# HOUSING DEVELOPMENT

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## AFFORDABLE & MIXED INCOME



THE COMPOSITION



THE UPTON



808 BROAD ST



CROSSROADS – 371 PINE ST



SANKOFA



# HOUSING DEVELOPMENT

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## AFFORDABLE & MIXED INCOME



BARBARA JORDAN II



PARAGON MILLS



# HOUSING DEVELOPMENT

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## STUDENT-ORIENTED



EDGE COLLEGE HILL



RIVER HOUSE



15-23 EUCLID AVENUE



# HOTEL DEVELOPMENT

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HOMESWOOD SUITES HOTEL



MARRIOTT RESIDENCE INN



WOODSPRING SUITES



# HOTEL DEVELOPMENT

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ALOFT HOTEL



THE BEATRICE



# INSTITUTIONAL DEVELOPMENT

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RISD QUADBLOCK RESIDENTIAL HOUSING



BROWN PERFORMING ARTS CENTER



BROWN UNIVERSITY WATSON INSTITUTE



BROWN ENGINEERING SCHOOL



# INSTITUTIONAL DEVELOPMENT

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**SOUTH STREET LANDING**



**BROWN UNIVERSITY BROOK STREET DORMS**



**ROGER WILLIAMS LAW SCHOOL**



**JOHN J. BOWEN CENTER FOR SCIENCE AND INNOVATION**

# INSTITUTIONAL DEVELOPMENT

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PROVIDENCE COLLEGE - RUANE FRIAR DEVELOPMENT CENTER



PROVIDENCE COLLEGE ALBERTUS-MAGNUS SCIENCE COMPLEX



GARRAHY GARAGE



# INSTITUTIONAL DEVELOPMENT

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MEETING STREET SCHOOL EXPANSION



GRACE CHURCH ADDITION



# INNOVATION AND DESIGN DISTRICT PROJECTS

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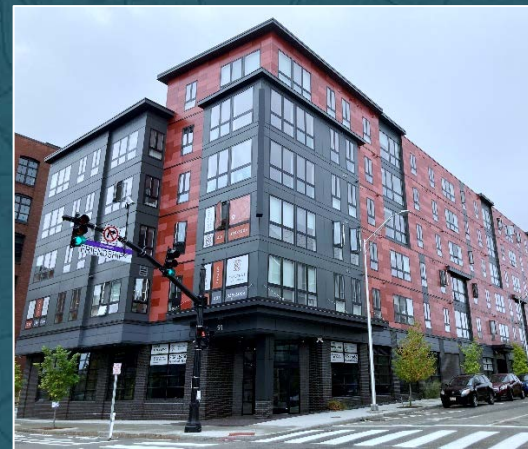
ALOFT HOTEL



PARCEL 28



POINT225



CHESTNUT COMMONS



# INNOVATION AND DESIGN DISTRICT PROJECTS

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PARCEL 6



PARCEL 9



# COMMERCIAL DEVELOPMENT

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**NARRAGANSETT BREWERY**



**75 FOUNTAIN STREET**



**66-76 BRANCH AVE**



**LIFESPAN MEDICAL OFFICES**



**AMAZON DISTRIBUTION FACILITY**



# COMMERCIAL DEVELOPMENT FOOD INNOVATION



GOTHAM GREENS GREENHOUSE



URBAN GREENS



# COMMERCIAL DEVELOPMENT FOOD INNOVATION



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



SOUTHSIDE CULTURAL CENTER



THE DIRT PALACE AT THE WEDDING CAKE HOUSE



COMMUNITY MUSIC WORKS





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# PUBLIC PROJECTS & INVESTMENTS

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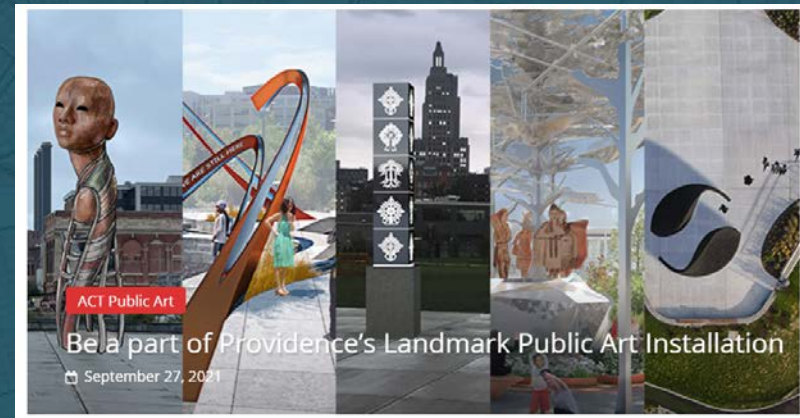
# CAPITAL IMPROVEMENT PLAN

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## ○ \$120M CITY INFRASTRUCTURE BOND

Parks, facilities, green infrastructure, roads, sidewalks, traffic-calming, lighting, investing in Urban Trails and Great Streets and public art

Investing in a high-quality public realm





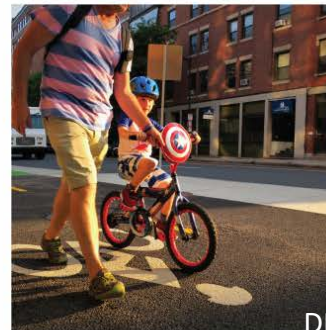
# GREAT STREETS PROJECTS / URBAN TRAIL NETWORK

Over 20 miles of urban trail improvements implemented in 2019-2021, with 20 additional miles planned for 2022

Combination of off-road shared use paths, on road separated trails, and neighborhood greenways. Re-organizing the public space of our streets to support all modes

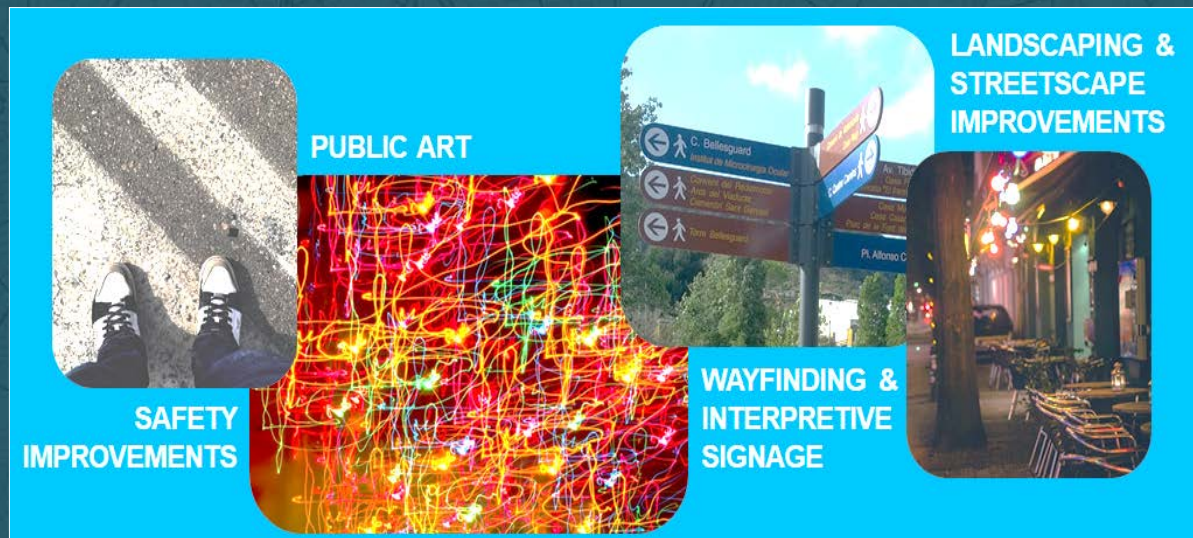
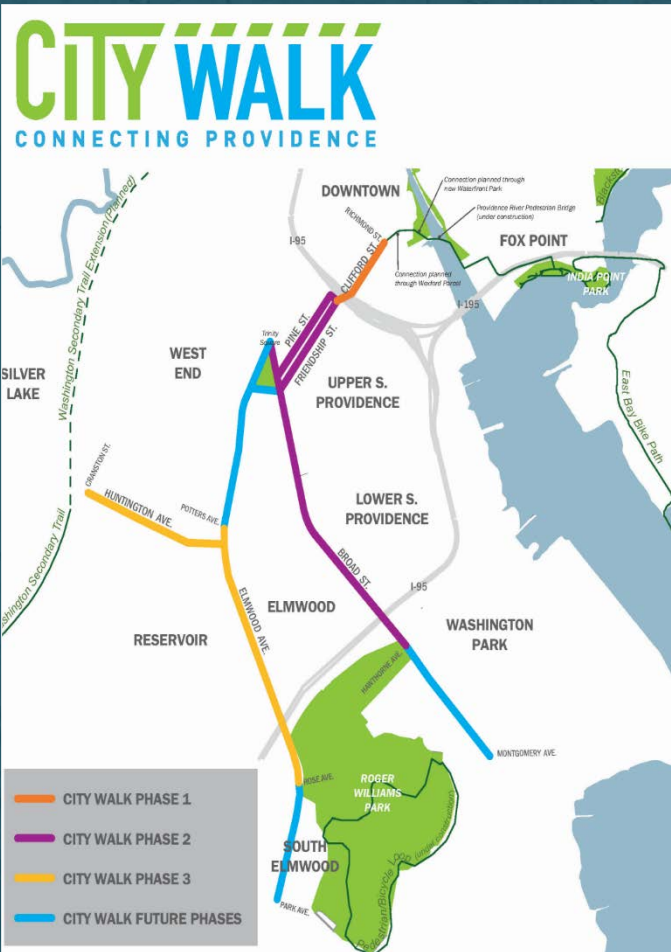


## PVD GREAT STREETS





# BROAD STREET SAFETY IMPROVEMENTS





# WOONASQUATUCKET RIVER GREENWAY EXTENSION

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**Roadway Bundle Key**

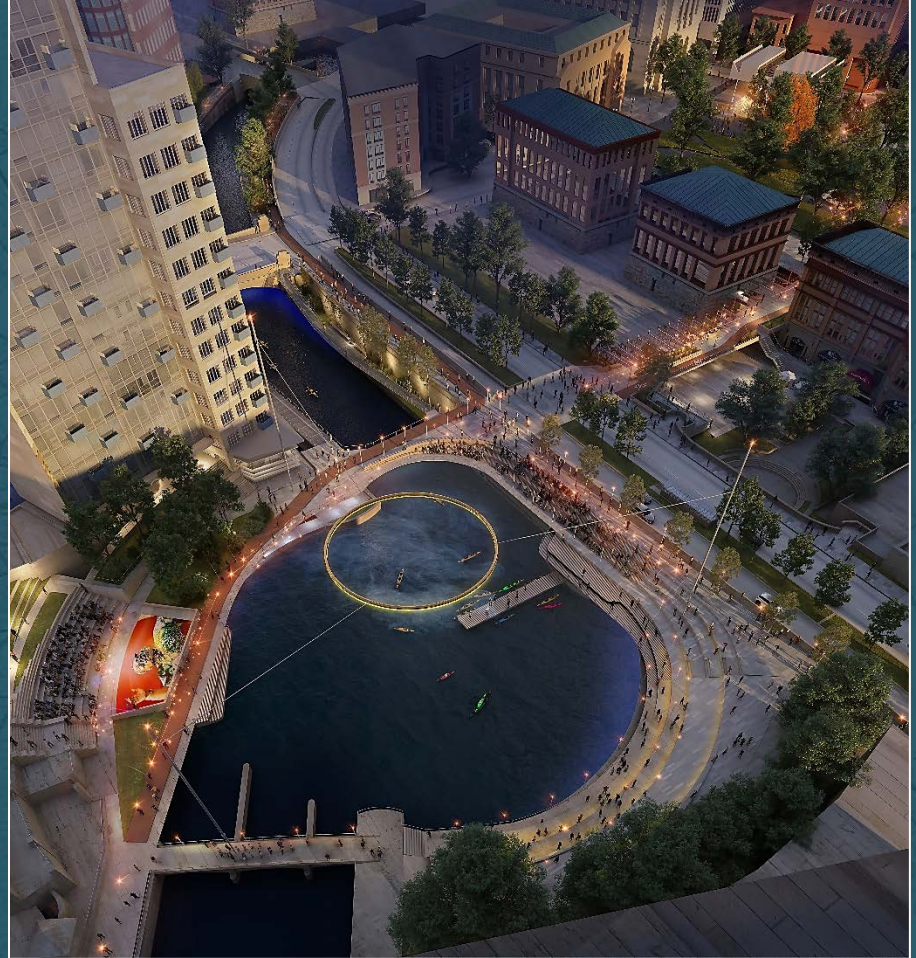
- Bundle A Roadway
- Bundle B Roadway
- Bundle C Roadway

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# Broad Street corridor and public infrastructure around the Barbara Jordan II development



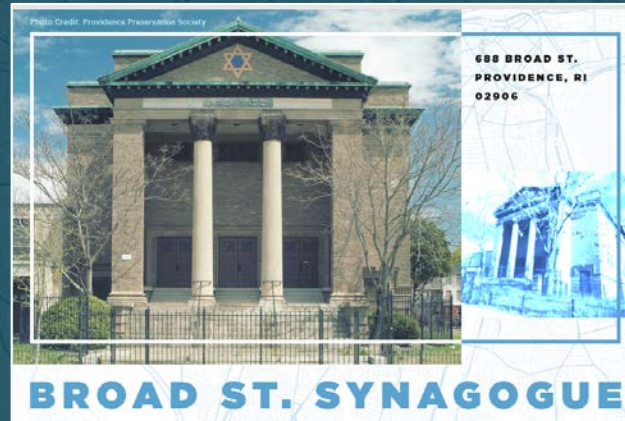
# REIMAGINING THE FUTURE OF GREATER KENNEDY PLAZA





# PROVIDENCE REDEVELOPMENT AGENCY LED REDEVELOPMENT PROJECTS

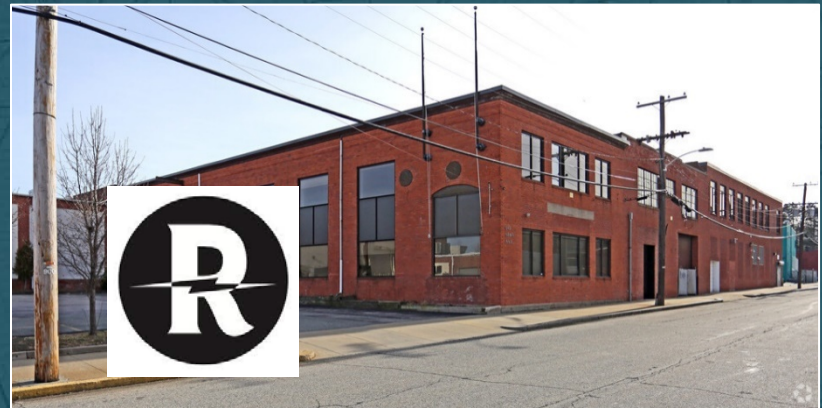
Atlantic Mills  
Broad St. Synagogue  
22 Rye Street  
Crook Point Bridge  
Paragon mills  
Kliztner Mill complex  
50 Sims  
Bomes Theater





# PROVIDENCE REDEVELOPMENT AGENCY LED REDEVELOPMENT PROJECTS

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# NEW GATEWAY CENTER FOR ROGER WILLIAMS PARK

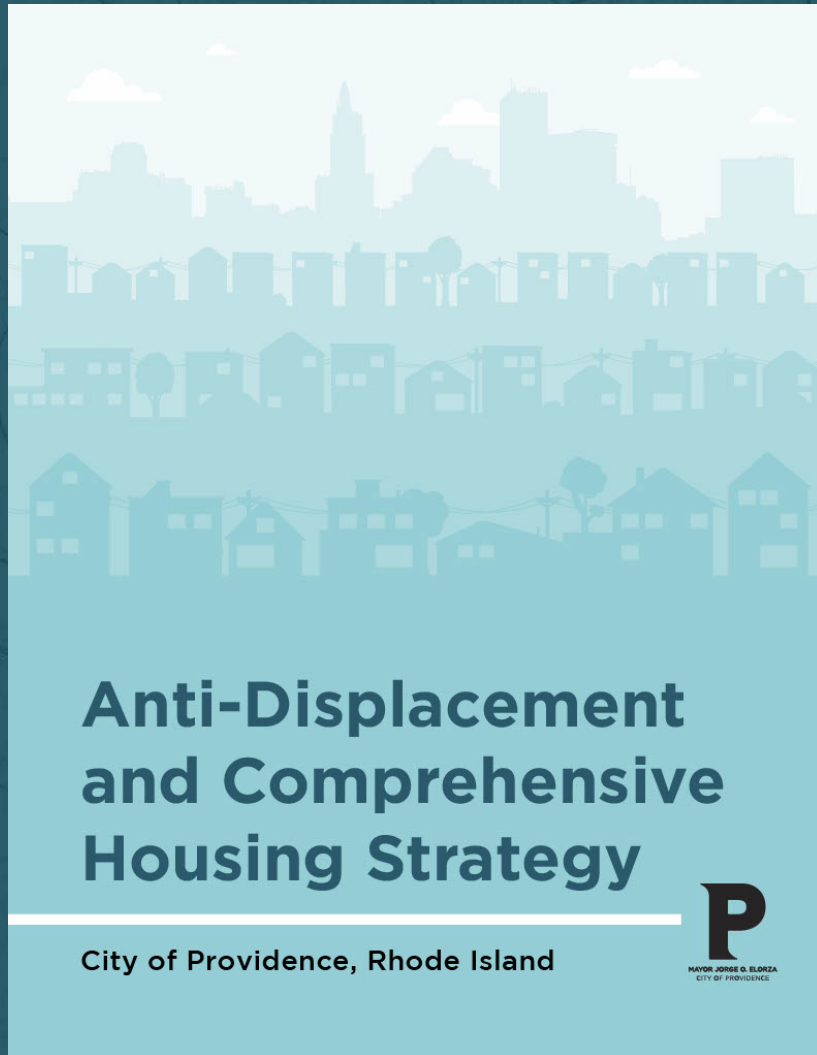
Under construction  
Opening Spring  
2022





# AFFORDABLE HOUSING WORK

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- ✓ First ever City Blueprint for Housing
- ✓ \$25M City Housing Bond
  - Paragon Mills
  - Barbara Jordan II
  - Bowdoin Street
- ✓ Redevelopment of Vacant / abandoned properties
- ✓ New programs and initiatives
- ✓ Supporting urgent needs now

# LOOKING FORWARD

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- Increasing number of mixed-income housing developments throughout the city
- Working with State and Federal partners to align priorities and investments
- Investing American Rescue Plan Act (ARPA) funds to advance housing and infrastructure goals
- Looking ahead to federal infrastructure funds to make larger investments in climate resiliency and open space





# MANY THANKS TO

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Capital Center Commission  
City Plan Commission  
Downtown Design Review Committee  
Providence Historic District Commission  
Providence Zoning Board of Review  
Providence Redevelopment Agency  
Bicycle and Pedestrian Advisory Commission  
Department of Planning and Development Staff  
Department of Inspection and Standards Staff  
Department of Art, Culture and Tourism Staff



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A nighttime photograph of the Providence skyline. The image shows several illuminated buildings, including a prominent modern skyscraper on the left and the historic City Hall with its dome in the lower right. The sky is dark blue, and the city lights create a warm glow.

THANK YOU  
FOR  
YOUR PARTNERSHIP & YOUR  
INVESTMENT IN PROVIDENCE



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