

Comprehensive Plan Update

Draft Growth Strategy

City Plan Commission
Department of Planning & Development

February 20, 2024



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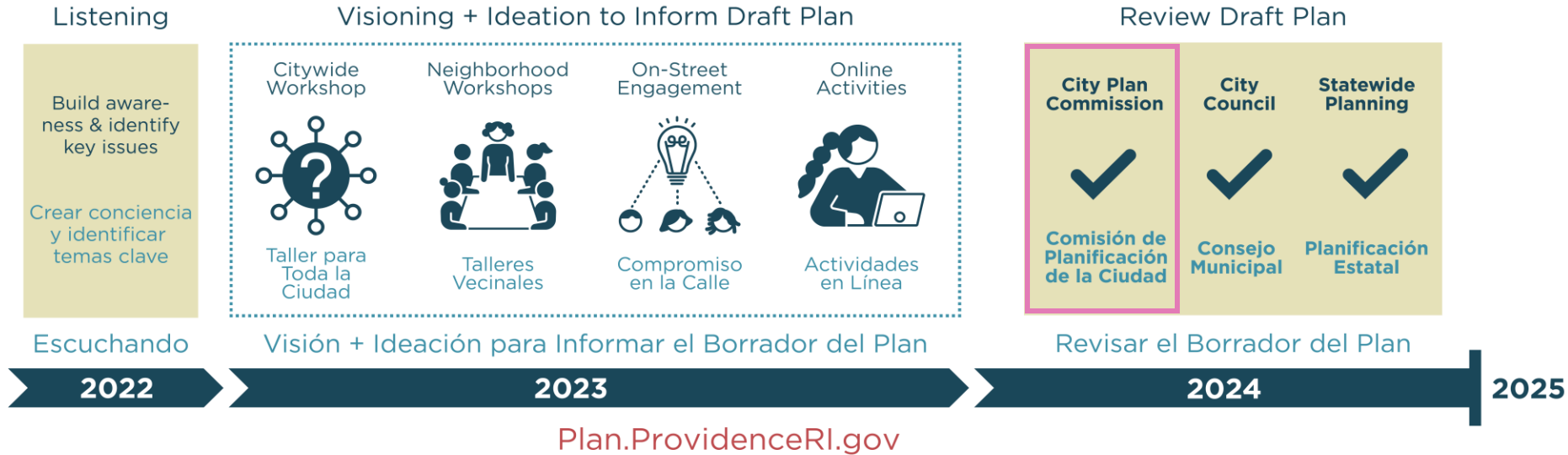


Community Engagement Recap

Visit Plan.ProvidenceRI.gov to view full
December 2023 Summary Presentation



Engagement Process

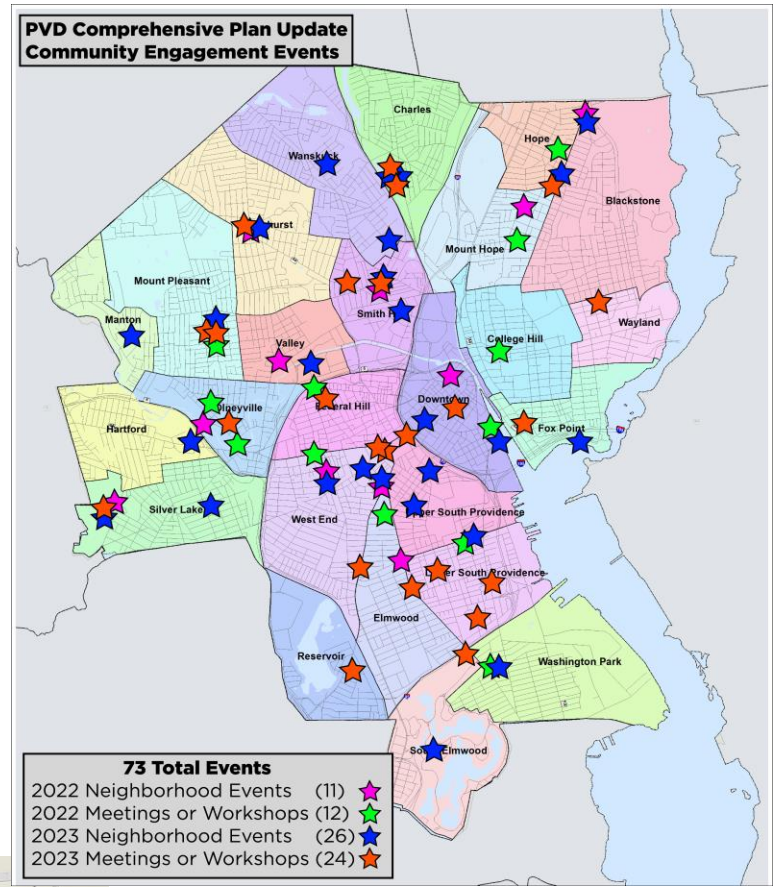


✓ 55+ neighborhood events with community partners

✓ 15 Ward Workshops with PVD City Council

✓ 2,000+ online submissions





Key Take Aways

Full summary at:
plan.providenceri.gov

In the future, Providence should be...

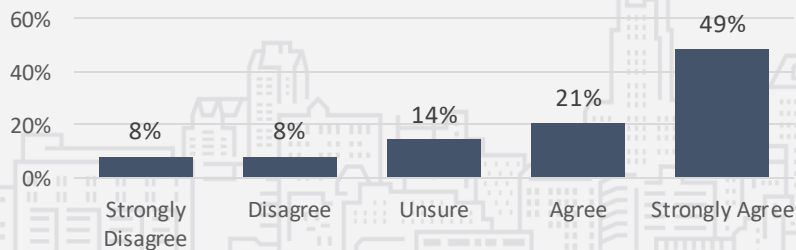


Prioritize the issues that need to be addressed as Providence grows over the next 20 years.

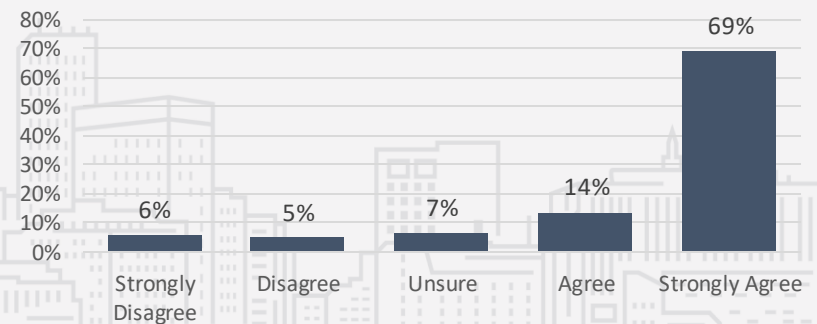
- 1 Build more quality, affordable housing
- 2 Provide safe, convenient, affordable transportation options
- 3 Improve sustainability & climate resilience
- 4 Provide & maintain quality City services & facilities.
- 5 Manage growth to preserve quality of life.

To what extent do you agree or disagree with the following statements on housing in Providence?

"Higher densities (more housing units per property) should be allowed in new housing development to relieve pressure on rents and home prices."



"Affordable housing should be encouraged in every neighborhood in Providence."



Growth Strategy

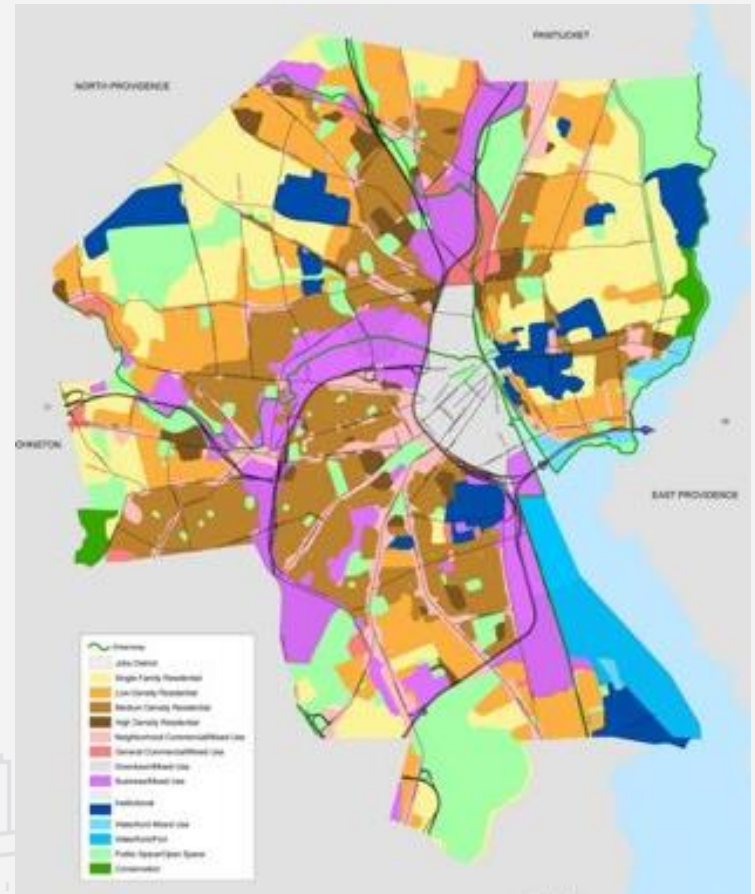
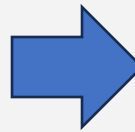


What is a Growth Strategy?

- A conceptual map intended to visualize and inform the Comp Plan's future land use strategy.
- A generalized answer to the question: **where and how should Providence grow?**
- Implemented via the Future Land Use Map and the Comp Plan's specified objectives and strategies.



Providence Tomorrow (2014)



2014 'Growth & Stability'

2014 Future Land Use

What informs the draft Growth Strategy?

The Strategy is a product of a variety of data gathering and analysis, including:

- Population growth and development trends
- Community engagement findings
- Best practices in planning and development
 - Especially re: density, Transit-Oriented Development
- Analysis of the existing built environment



Growth "Controls"

Targeted strategies will be included in the draft plan that aim to moderate growth in line with best practices and community input, including:

- Zoning regulation re: use, building scale, dimensions
- Design guidelines and standards
- Student housing and short-term rental regulation
- Climate resilience strategies
- Mobility investments & regulation



Growth Strategy Proposal



Legend – Definitions (1 of 2)

Priority Growth – Mixed Use

- High-amenity areas with the best transit service & mobility options, suited for large scale, dense, mixed-use development

Growth Corridors – Mixed Use

- Commercial and transit corridors with areas and nodes suited for mixed-use and high-density residential infill development.

Enhanced Growth – Residential

- Primarily residential areas of varying densities with limited mixed use that are suitable for higher-density residential growth due to their proximity to Downtown, high degree of mobility options, and the built environment's existing prevalence of high-density housing.

Managed Growth - Residential

- Primarily residential areas of varying densities with limited mixed use. New development in these areas should not change the overall existing development patterns.

Historic Districts

- Areas with buildings and sites of historical, architectural, and cultural significance deemed worthy of preservation. The map depicts existing local historic districts but there are also individual sites throughout the City that are appropriate for preservation, including those within the scattered-site Providence Landmarks District.

Legend – Definitions (2 of 2)

Institutional

- Areas for growth of educational and healthcare institutions.

General Industrial

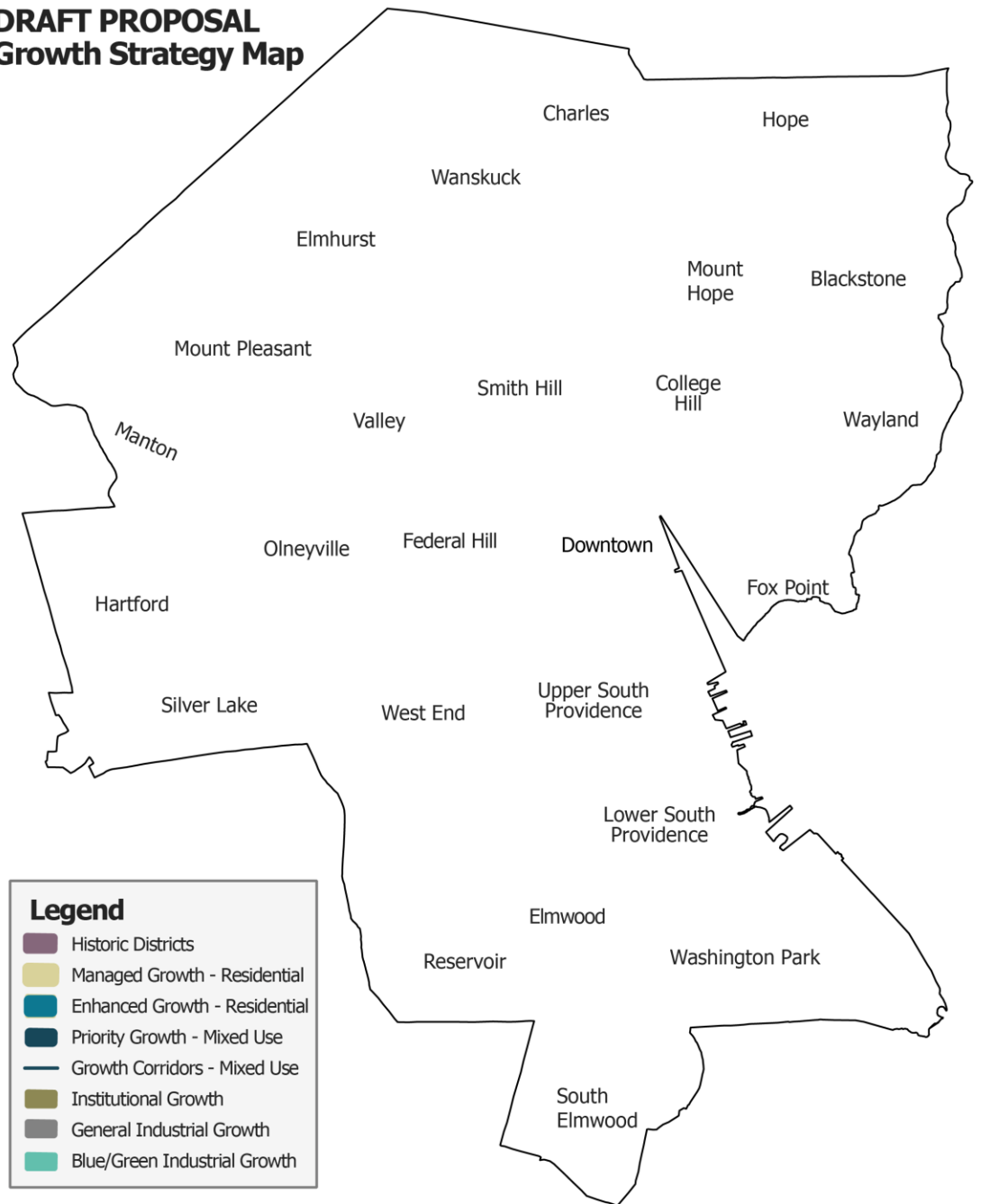
- Areas for business and industrial growth without residential uses.

Blue-Green Industrial

- Areas for water-dependent industrial growth, prioritizing clean, sustainable, and resilient economic development.

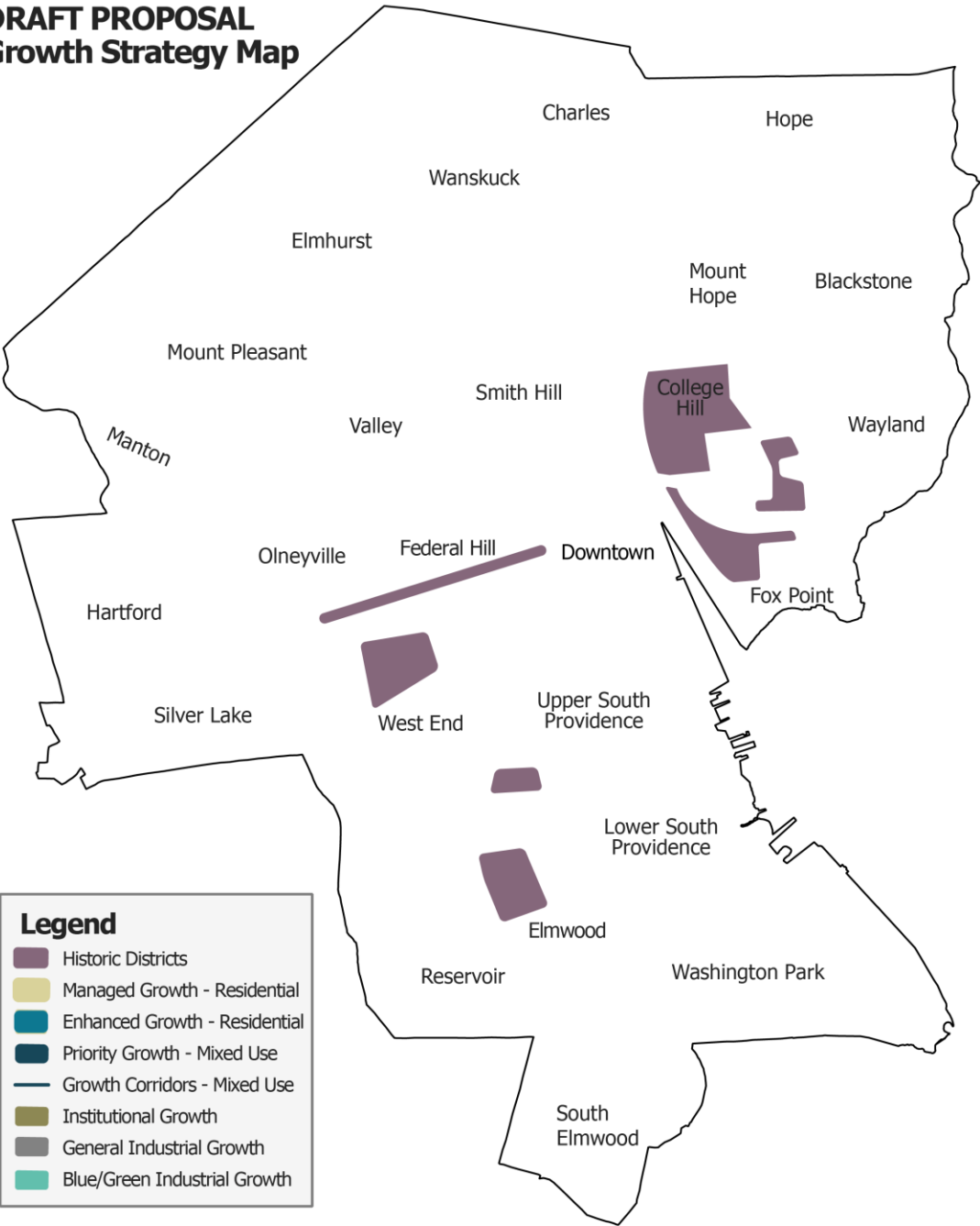


DRAFT PROPOSAL Growth Strategy Map



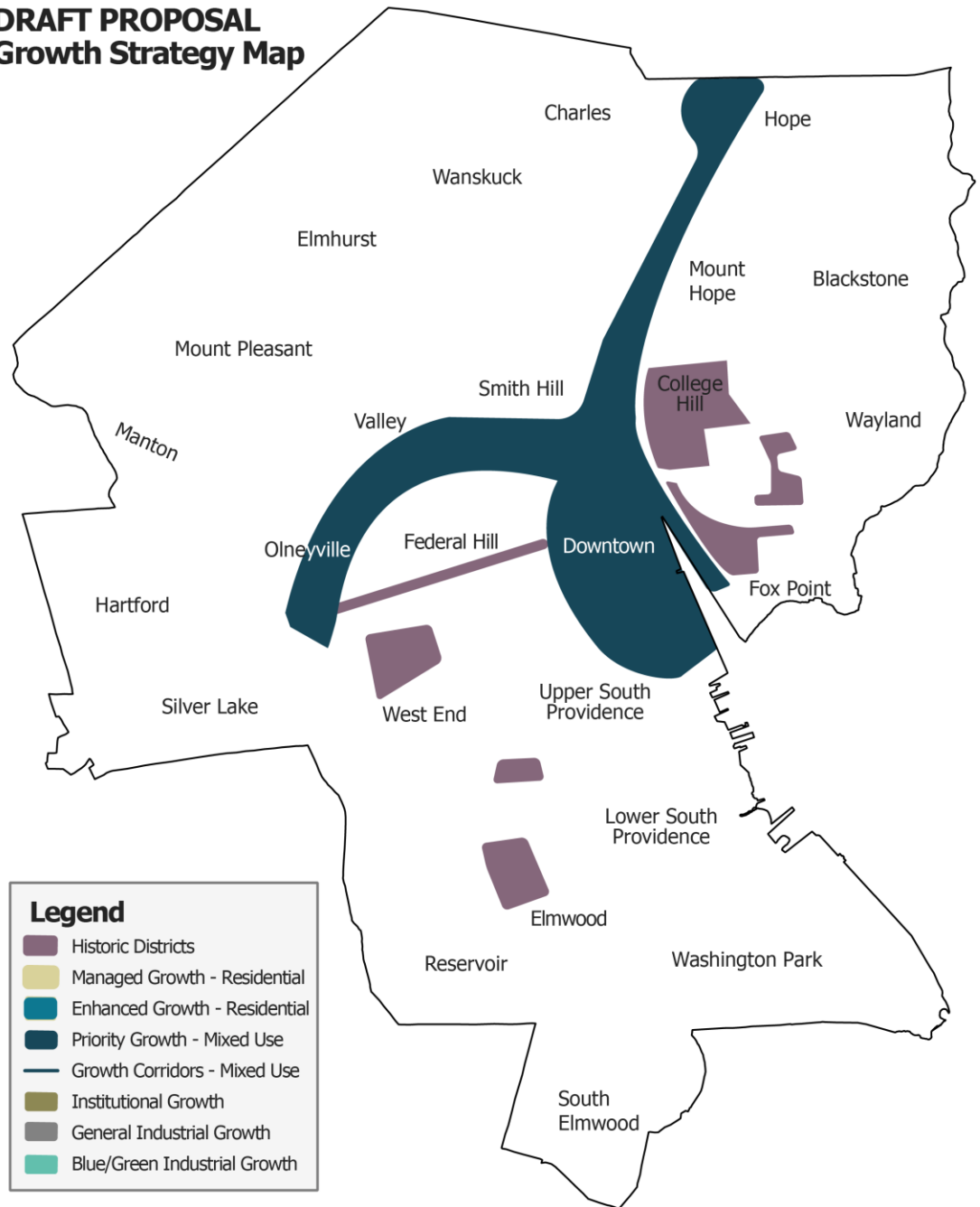
Historic Districts

DRAFT PROPOSAL Growth Strategy Map



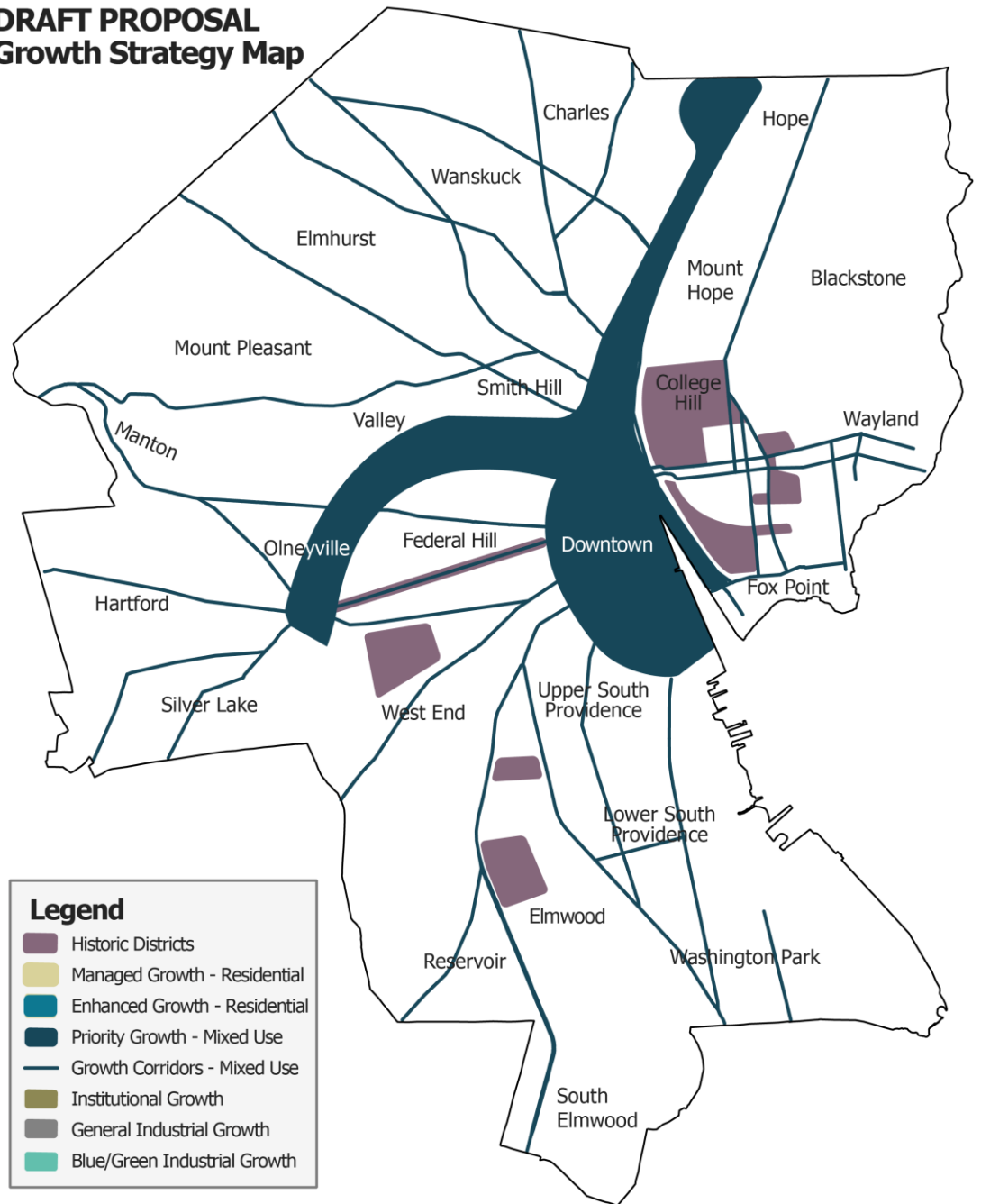
Priority Growth

DRAFT PROPOSAL Growth Strategy Map



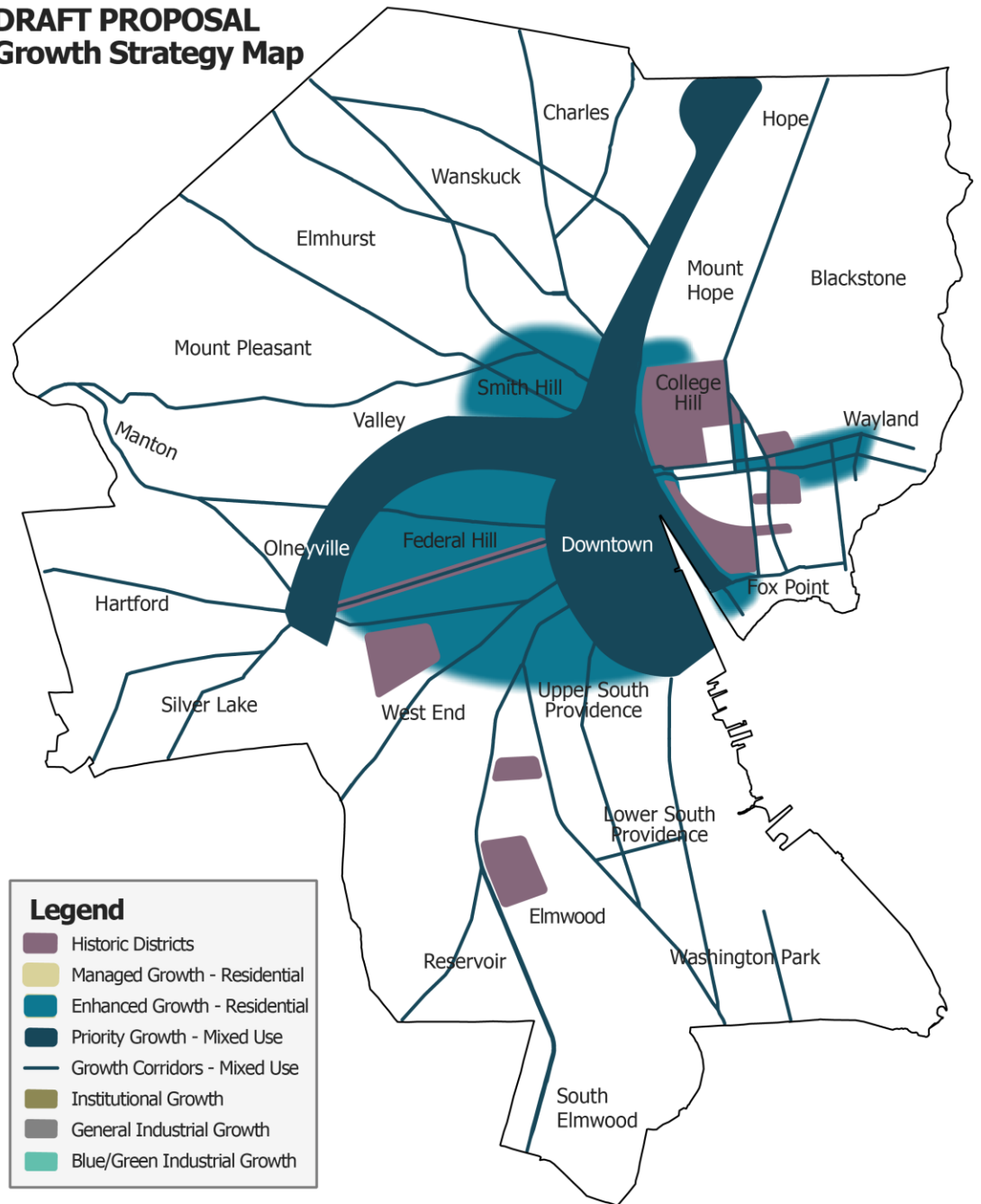
Growth Corridors

DRAFT PROPOSAL Growth Strategy Map



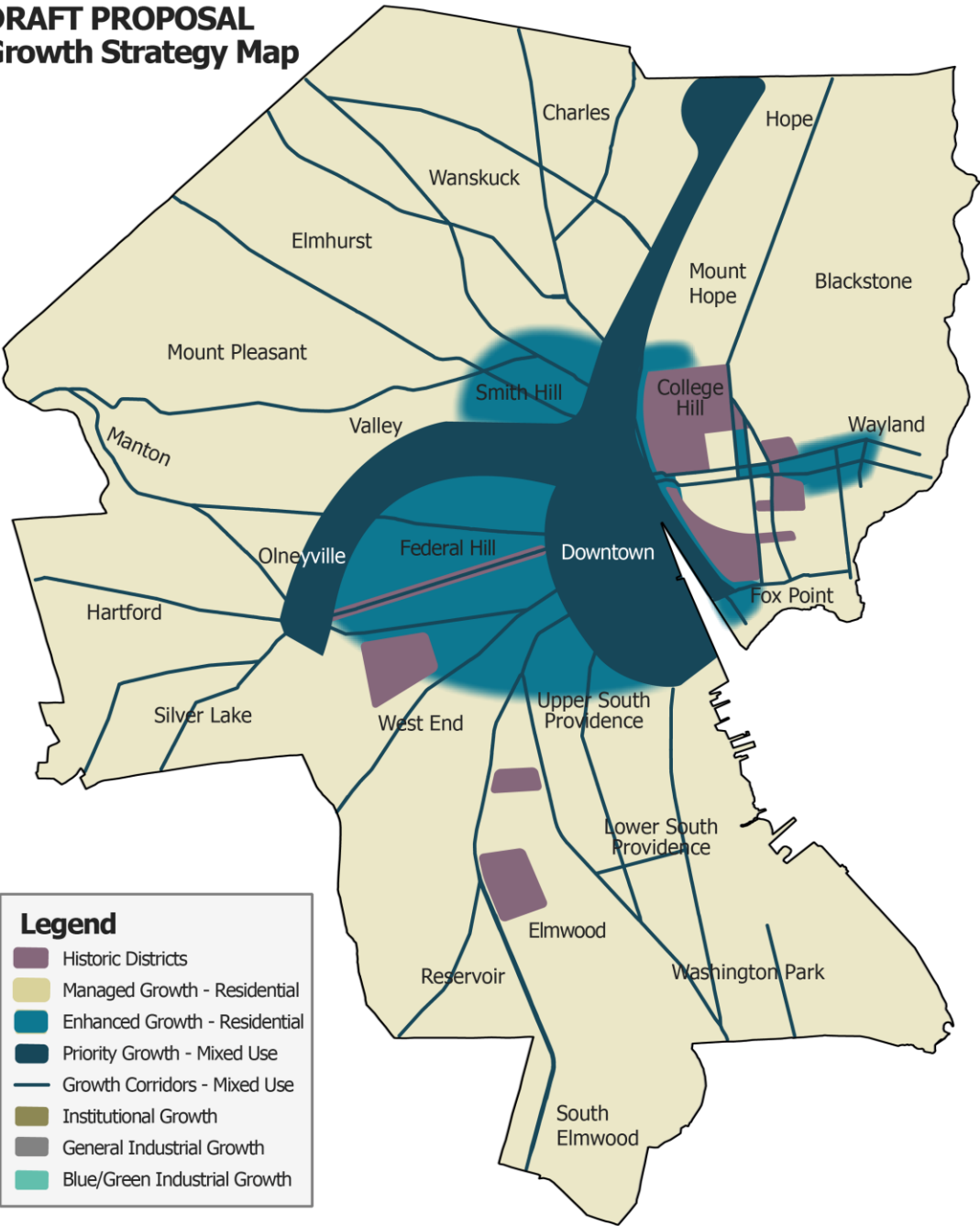
Enhanced Growth

DRAFT PROPOSAL Growth Strategy Map



Managed Growth

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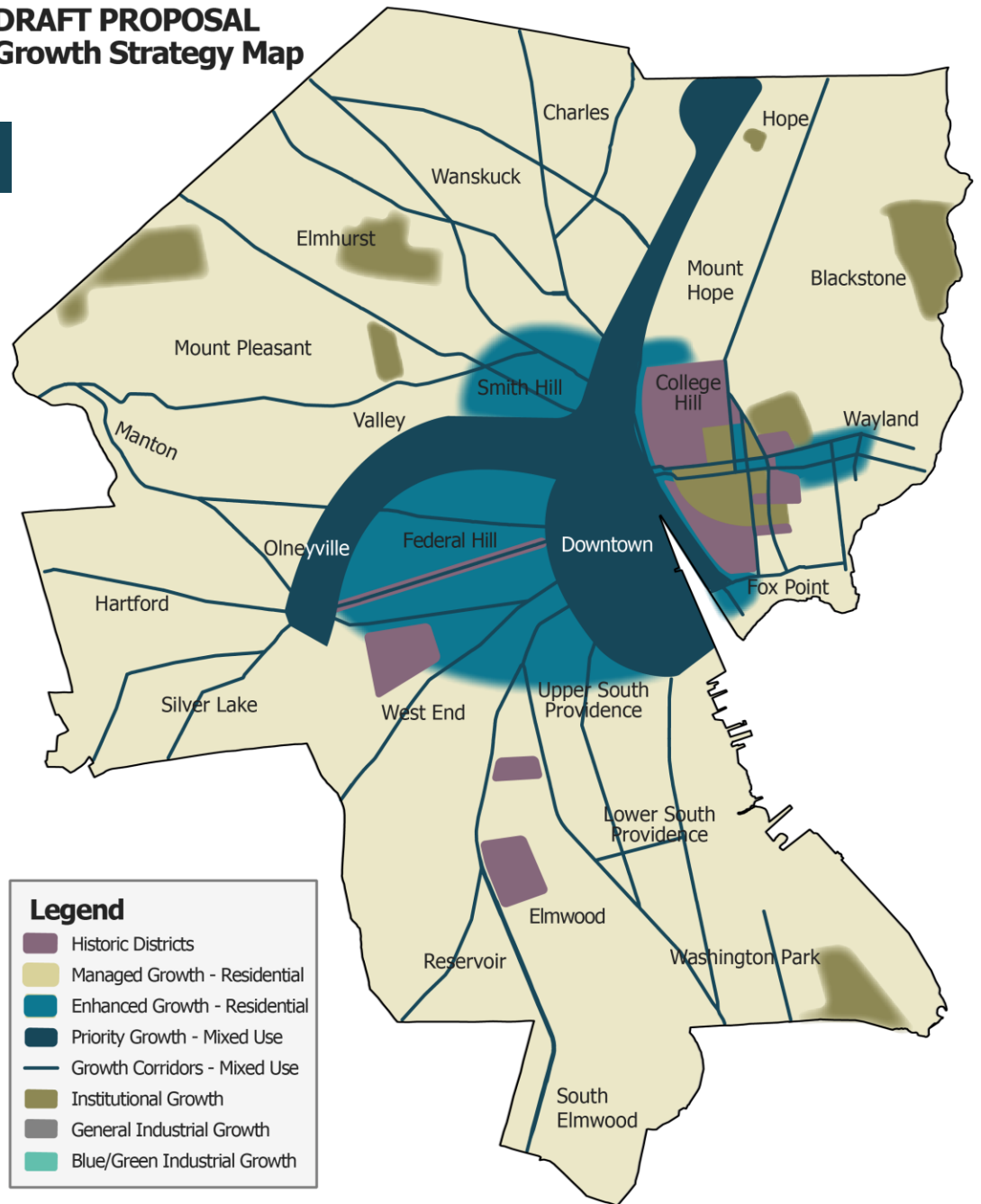


Legend

- Historic Districts
- Managed Growth - Residential
- Enhanced Growth - Residential
- Priority Growth - Mixed Use
- Growth Corridors - Mixed Use
- Institutional Growth
- General Industrial Growth
- Blue/Green Industrial Growth

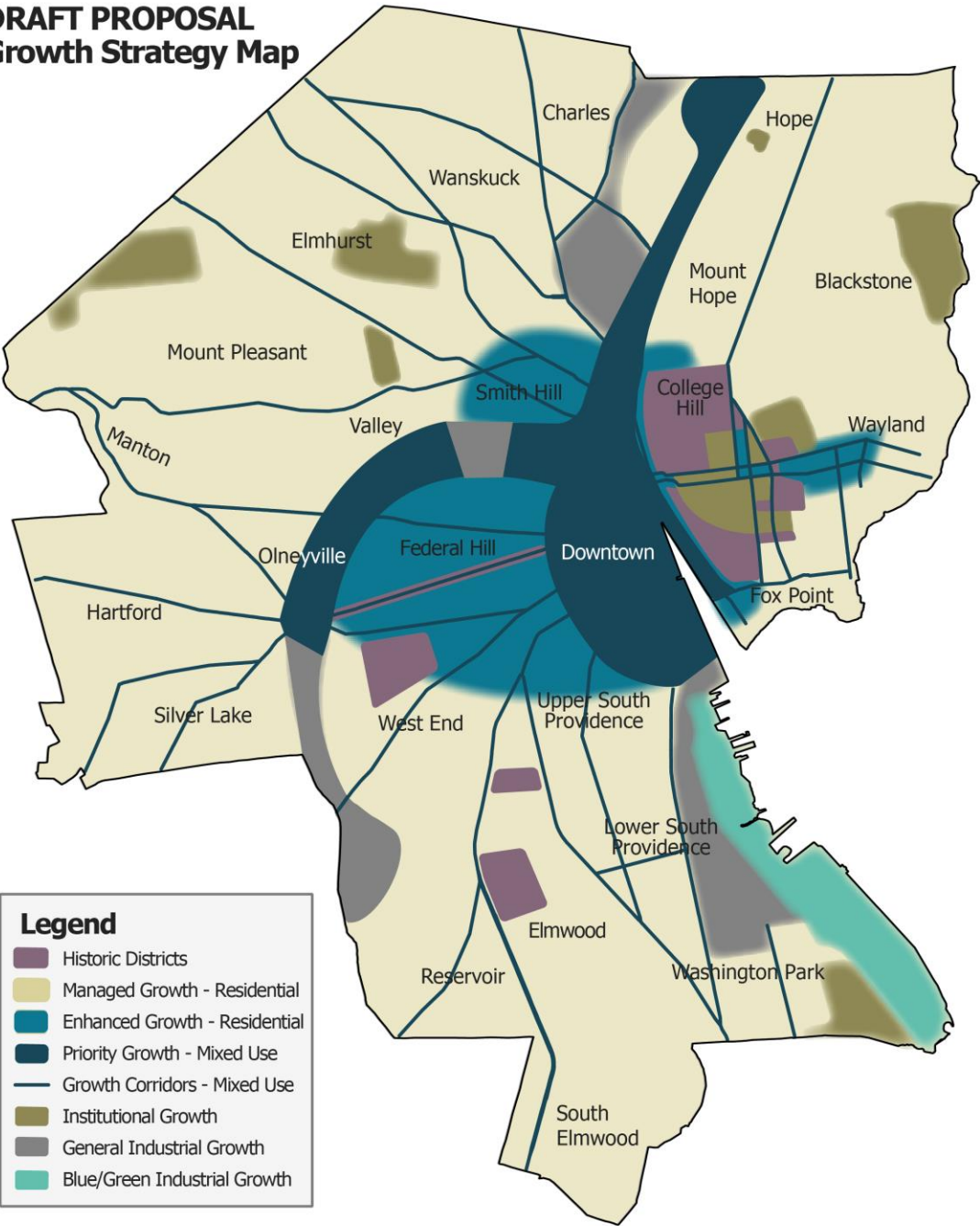
DRAFT PROPOSAL
Growth Strategy Map

Institutional

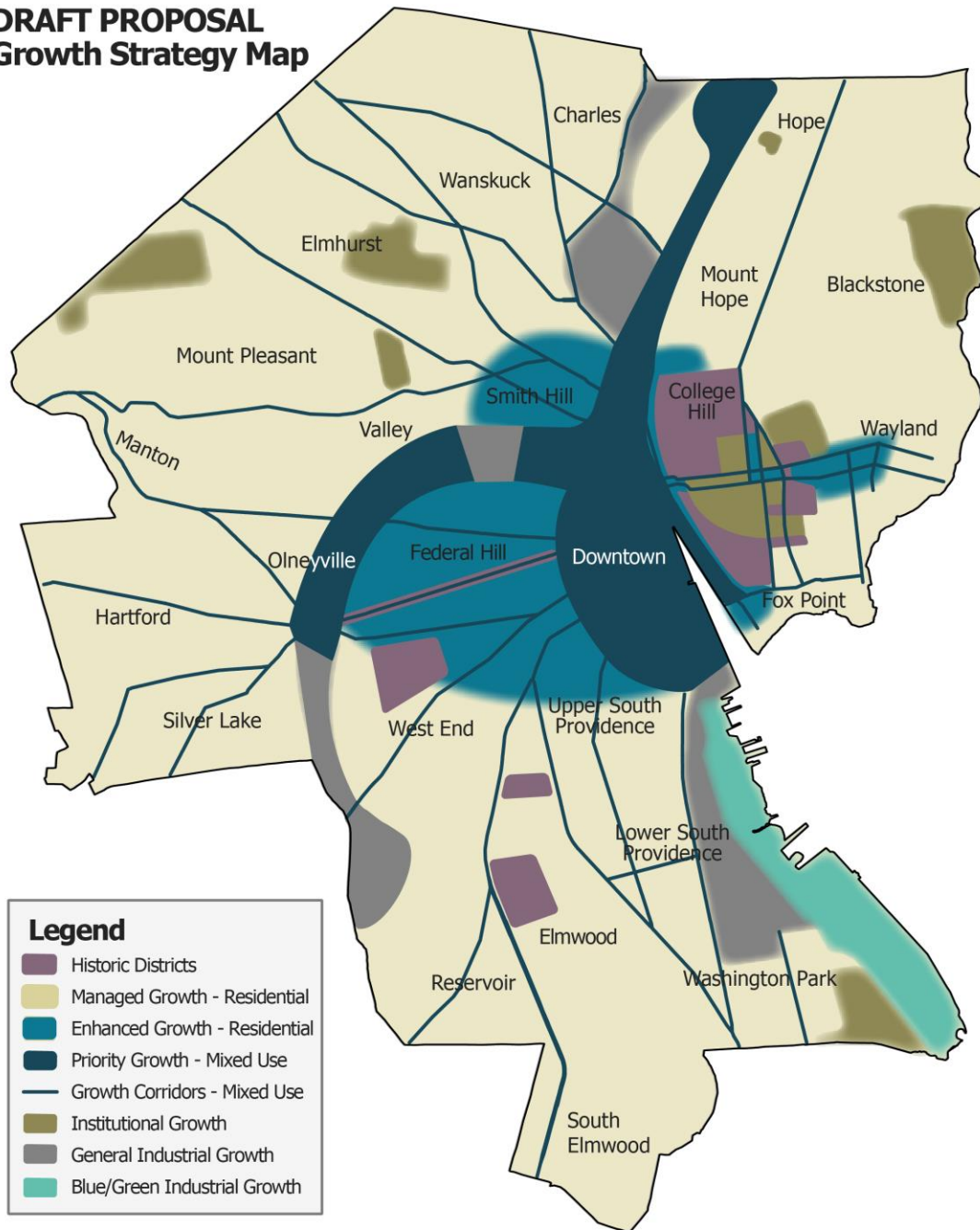


Industrial

DRAFT PROPOSAL Growth Strategy Map



DRAFT PROPOSAL Growth Strategy Map



Next Steps

- March CPC: Land Use Presentation
- Spring:
 - Draft Plan Publication & CPC Presentation
 - Neighborhood Feedback Events
 - CPC Public Hearing
- Late Spring / Early Summer:
 - City Council Review & Hearing



THANK YOU

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