



COMMUNITY WORKSHOP SERIES

246 PRAIRIE AVENUE

REDEVELOPMENT

SUMMARY REPORT

JULY 10, 2025

STUDIO ENÉE



TABLE OF CONTENTS

- 1. INTRODUCTION 5**
- 2. PROJECT TEAM & SCHEDULE 7**
 - 2.1 TEAM MEMBERS 8
 - 2.2 COMMUNITY WORKSHOP SERIES SCHEDULE 10
 - 2.3 REDEVELOPMENT PROJECT TIMELINE 11
- 3. EXECUTIVE SUMMARY 15**
 - 3.1 SITE HISTORY 16
 - 3.2 COMMUNITY ENGAGEMENT WORKSHOP PROCESS 17
 - 3.3 COMMUNITY ENGAGEMENT WORKSHOP OUTCOMES 18
 - 3.4 RECOMMENDATIONS 19
- 4. COMMUNITY ENGAGEMENT 25**
 - 4.1 WORKSHOP OBJECTIVES 22
 - 4.2 WORKSHOP VERVIEW AND METHODOLOGY 23
 - 4.3 WORKSHOP 1 30
 - 4.4 WORKSHOP 2 34
 - 4.5 WORKSHOP 3 39
 - 4.6 WORKSHOP 4 43
- 5. RECOMMENDATIONS & FEEDBACK 47**

APPENDIX 54

A. WORKSHOPS 55

A.1 WOKRSHOP 1 MEETING MINUTES..... 56

A.1 WORKSHOP 1 BOARDS..... 64

A.1 WORKSHOP 1 PHOTOGRAPHY 65

A.2 WORKSHOP 2 MEETING MINUTES..... 68

A.2 WORKSHOP 2 PRESENTATION76

A.2 WORKSHOP 2 BOARDS.....92

A.2 WORKSHOP 2 PHOTOGRAPHY 110

A.3 WOKRSHOP 3 MEETING MINUTES..... 118

A.3 WOKRSHOP 3 PRESENTATION 121

A.3 WORKSHOP 3 BOARDS..... 142

A.3 WORKSHOP 3 PHOTOGRAPHY 151

A.4 WOKRSHOP 4 MEETING MINUTES..... 156

A.4 WORKSHOP 4 PHOTOGRAPHY 160

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1. INTRODUCTION

INTRODUCTION

The site at 246 Prairie Avenue, a 4.2 acre parcel in the heart of Providence, Rhode Island's Southside neighborhood, was the former home of the Urban League of Rhode Island. The parcel was acquired by the Providence Redevelopment Agency (PRA) in late 2022 following an announcement that the building was in disrepair and the site would need to be redeveloped. To guide the future development of the property, the City of Providence created an Advisory Group, which includes Councilwoman Mary Kay Harris, to design and facilitate a community workshop series

The goal of the community workshop series was to bring together Southside neighbors and community members to envision feasible future uses of the property that meet the community's wants and needs, while respecting the neighborhood's rich history. The feedback from these meetings will inform a future "Request for Proposals" (RFP) for the development of 246 Prairie Avenue site to be shared with the development community in 2025 for the selection of a team to develop the site with the community's vision as a cornerstone of their proposal.

The City contracted STUDIO ENÉE, a diverse and community-focused planning and architectural firm experienced with community engagement, and Dwayne Keys, an experienced community facilitator and Southside resident, to lead this workshop series. A community advisory group was also established to advise on the process.

The following report outlines the methodology and findings of the community engagement process led by STUDIO ENÉE to inform the redevelopment of 246 Prairie Avenue.



WORKSHOP 1 COMMUNITY ACTIVITY DISCUSSION



ACTIVITY TABLE DURING WORKSHOP 1

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2. PROJECT TEAM & SCHEDULE

CITY OF PROVIDENCE & STUDIO ENÉE

2.1 TEAM MEMBERS

PROJECT NAME	246 PRAIRIE AVENUE REDEVELOPMENT COMMUNITY WORKSHOP SERIES
CLIENT	CITY OF PROVIDENCE DEPARTMENT OF PLANNING AND DEVELOPMENT 25 Dorrance Street Providence, Rhode Island 02903
CLIENT TEAM	Joseph Mulligan , Director, Department of Planning and Development Nicholas Cicchitelli , Director of Real Estate Tim Shea , Community Planning Manager Erin Bradley , PRA Project Manager
CLIENT CONSULTANT	D KEY SOLUTIONS Dwayne Keys , Community Facilitator
ARCHITECT	STUDIO ENÉE 129 Kingston Street, 3rd Floor, Boston MA 02111 Natasha Espada , Principal Jose Soliva , Project Manager Danniely Staback Rodríguez , Project Architect Andres Jimenez , Designer Malav Mehta , Designer

ADVISORY GROUP MEMBERS

Beverly Ledbetter - Urban League RI, attorney, formerly at Brown Univ.

Ron Crosson - South Providence Neighborhood Association, resident

Ruben Ogando - resident and business owner

Margaret DeVos - Southside Community Land Trust Executive Director

Harold Metts - Former State Senator and resident

Madeline Burke - CCRI Liston Campus Leader

Shane Lee - Nonviolence Institute

Silaphone Nhongvongsouthy - PVD Dept. of Housing and Human Services

Dwayne Keys, a long-time resident and advocate for Providence's Southside community, served as the Community Facilitator throughout the engagement process. With over 20 years of experience working with community groups across Providence and Rhode Island, Dwayne brings a wealth of expertise in neighborhood initiatives.

STUDIO ENÉE is a diverse women and minority-led design firm with expertise in architecture, urban planning, and interior design registered in Rhode Island. Our firm is a diverse business enterprise that focuses on design excellence, equity, and environment, and we implement a community-based design approach to each of our projects. We are members of the National Organization of Minority Architects, support the Boston Chapter of BosNOMA, and have local Providence staff.

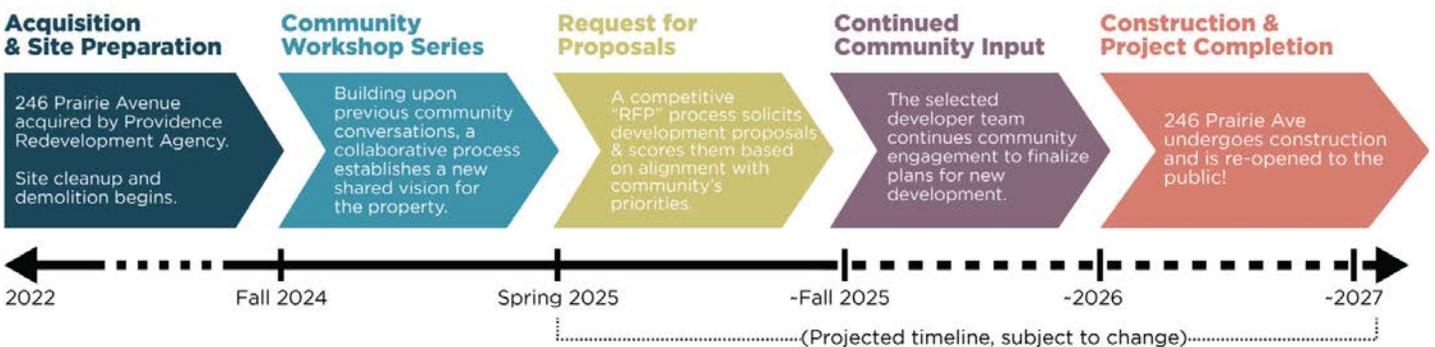
2.2 COMMUNITY WORKSHOP SERIES SCHEDULE

	Oct.		November				December				2025	January				February				March					
	week 3	week 4	week 1	week 2	week 3	week 4	week 1	week 2	week 3	week 4		week 1	week 2	week 3	week 4	week 1	week 2	week 3	week 4	week 1	week 2	week 3	week 4		
Task 1																									
Work with City Staff to Design a Community																									
Review of contextual information Weekly Meeting with City Staff Deliverable: Community Engagement Plan for 3 community workshops	2 WEEKS																								
Task 2																									
Community Design Workshops		9 WEEKS								HOLIDAY	7 WEEKS														
Workshop 1 (10/24):	X																								
Workshop 2 (11/12):			X																						
Workshop 3 (12/10):							X																		
Workshop 4 (2/22/25)																X									
Task 3																									
Summary Report																					2 WEEKS				
Deliverables: Executive Report																							0		

WORKSHOP SERIES SCHEDULE BY STUDIO ENÉE

2.3 REDEVELOPMENT PROJECT TIMELINE

Project Timeline



CITY OF PROVIDENCE PROJECT TIMELINE



ACTIVITY DISCUSSION DURING WORKSHOP 1

The Community Workshop Series described in this report is the second step in the overall timeline of the redevelopment project. Following this analysis of the workshops' findings, the City will prepare a Request for Proposals (RFP) for the redevelopment of 246 Prairie Avenue.

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3. EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

This report outlines the methodology and findings of the community engagement process for the redevelopment of 246 Prairie Avenue. The goal of the study is to gather input from the community and to produce a series of guidelines and recommendations that will inform the City's Request for Proposals for the redevelopment of the 246 Prairie Avenue site.

1. SITE HISTORY

The following is a brief outline of the history of Providence's Southside neighborhood, drawing from the July 2024 Roderick Taylor Historical Analysis of the Urban League of Rhode Island, and is intended to provide initial context of the site. It is not meant to be an all-encompassing account of the lived experience of the various communities that inhabited the Southside over the past century. It is recommended that the teams involved in the redevelopment of the site engage with the community, historical documents, and other available sources.

In the 1940s, and before the redevelopment that brought about the Willard Center Shopping Mall to the 246 Prairie Street Site, the Southside neighborhood of Providence was a vibrant, cultural, and commercial hub. It was made up of a racially diverse, significantly non-white, and lower-income population. Historic documents claim that the area was overpopulated and lacked adequate infrastructure or housing, some without basic utilities. Industrial activity, crime, and poor access to health services may have contributed to hazardous living conditions, which in turn generated low property values and overall disinvestment. This reasoning led the Providence Redevelopment Agency to propose the redevelopment of the neighborhood under the "Slum Clearance and Redevelopment Act" of 1950.

The redevelopment of the Southside Neighborhood consisted of two phases:

- The first phase gave way to the construction of the Edmund W. Flynn Elementary School and a playing field to meet the need for recreational and social amenities.
- The second phase focused on "slum clearance", the removal of environmental hazards, the creation of neighborhood infrastructure, and the introduction of a shopping center on the Prairie Avenue site, intended to promote commercial development and economic growth. Through this project, neighborhood blocks were cleared, houses and local businesses were demolished, and families were forced to relocate.

While there are accounts of community outreach and relocation assistance programs, there is also evidence of the major displacement and disruption that took place. Hundreds of families, predominantly Black and low-income, had to move to other neighborhoods, sometimes subject to higher rents, and without compensation for the loss of their livelihood. The newly created houses and businesses attracted wealthier and predominantly white families to the Southside of Providence.

In the following decades, the Willard Center Shopping Mall area faced increased disinvestment and decline, eventually leading to the closure and demolition of Flynn Elementary in 2012. But for many years, the 246 Prairie Avenue site was a focal point for civil rights movements and activism. In the 1970s, it became the headquarters for the Urban League of Rhode Island (ULRI), which continued to expand its educational, economic development, empowerment, and advocacy programs into the 1990s. Under the ULRI, the site served as an important anchor, steward, and neighborhood destination, highly regarded by the community.

In 2022, the Providence Redevelopment Agency (PRA) acquired the site following the Urban League of Rhode Island's announcement that the existing building had become unsafe. The building was demolished in the Fall of 2024, and the site has been cleared in the hopes of being a cornerstone for future development in the area.

2. COMMUNITY ENGAGEMENT WORKSHOP PROCESS

The community engagement process for the 246 Prairie Avenue site was structured around four community listening sessions and design workshops that spanned from October 2024 to March 2025. At these meetings, participants were asked to visualize the possible futures of the site. The first workshop involved a focused discussion and activity about the project goals. Building on the feedback obtained, the second workshop focused on a variety of site uses that could meet the identified goals. This new feedback helped define the initial goals and clarify the nuance of the uses that the community prefers. The third and fourth workshops focused on the spatial requirements of the community's preferred uses in relation to the dimensional, neighboring, and zoning parameters of the site. Participants were able to comment on types of uses and their preferred locations on the site, and on the overall redesign of the site: density, circulation, height, and pedestrian experience.

The workshops were divided into two main parts: a presentation component and a hands-on activity. In addition to displaying workshop-specific content, materials from previous workshops were always incorporated, and feedback about the engagement process and the design was constantly welcomed. Each workshop took place in an open-plan arrangement specific to the activity taking place. The activities invited discussion and recorded the community's input. This input was then written down or photographed and tallied, graphed, analyzed, and offered back to the community for further comments. The City and Advisory group engaged in various modes of outreach and welcomed feedback through surveys and on-line forms, in addition to the four workshops.

3. COMMUNITY ENGAGEMENT WORKSHOP OUTCOMES

Throughout the workshop series, the community expressed a strong desire for the redevelopment of the site to improve the neighborhood's access to: **1) food, 2) housing, 3) community spaces, 4) cultural spaces, 5) commemorative spaces, and 6) green spaces.** The project should also incorporate a **7) community hub** to host knowledge-sharing, **8) intergenerational services, 9) economic development programs** and **10) occupational training.** The latter may be co-hosted with the adjacent Community College of Rhode Island (CCRI) campus. These themes generated positive interest and debate, and are described further in this report.

The site design outcomes from the community engagement include a preference for **mixed-use** development with a combination of building densities: **higher density** buildings towards the 6-story 220 Blackstone "Flynn" Housing Development, and **lower density** buildings facing the 1- 2 story houses on Prairie Avenue. The workshop participants voiced their concerns about the potential **gentrification**, increased **traffic**, and unwanted surface **parking** that the project could provoke, which need to be taken into consideration when redeveloping the site. Due to the lack of centralized exterior gathering spaces and a distinctive community hub, the inclusion of a large green space for community gatherings and its adjacency to community program spaces is an important request from the community.

Overall, it is important to the community that every component of the project is approached through the lens of its direct benefit to the neighborhood itself, and its potential to foster local economic development, from supply chains and workforce to business and home tenure opportunities.

4. RECOMMENDATIONS FOR THE REDEVELOPMENT OF THE PROPERTY

The recommendations in this report stem from the careful listening and analysis of the feedback received and can be divided into the categories of **Engagement, Procurement, Community Impact & Market Viability** and **Design Recommendations**.

COMMUNITY ENGAGEMENT

It is suggested that the City continue to engage the Southside community and the Advisory Group during the future redevelopment of the site in order to leverage the wealth of knowledge and experience of both parties. This will promote an inclusive and successful redevelopment process.

COMMUNITY INCLUSION IN PROCUREMENT

It is recommended the City remains engaged with the different community groups to produce an RFP that promotes the participation of minority and local contractors and subcontractors in the project. The community continuously stated that a priority of this project should be for the community itself to harness the economic benefits of the redevelopment effort and invest in their generational wealth.

COMMUNITY IMPACT & MARKET VIABILITY

For the redevelopment of 246 Prairie Avenue to be self-sustaining, a combination of community uses should be strategically paired with uses that generate tax revenue for the City, such as **housing, commercial, and mixed uses**. These uses would also serve the expressed needs of the neighborhood. Including these uses on the site, allowing for long-term adaptability within each, and designing the public-facing spaces to be as flexible and multipurpose as possible will be key approaches to the success of the project. It is recommended that the Advisory Group and the greater community remain engaged in the process and comment on the viability of the RFP proposals and their potential impact on the neighborhood.

DESIGN RECOMMENDATIONS

It is the goal for the 246 Prairie Avenue Redevelopment project to be vibrant, welcoming, beautiful, and inclusive of its diverse demographic. It is the desire of the community that the

redevelopment becomes a neighborhood asset and honors the principles of the Urban League. The **Design Recommendations** for redevelopment incorporate the five themes explored through the workshops: **Economic Development & Programs, Housing, Wellness & Culture, Commercial,** and **Green Space**. The recommendations include:

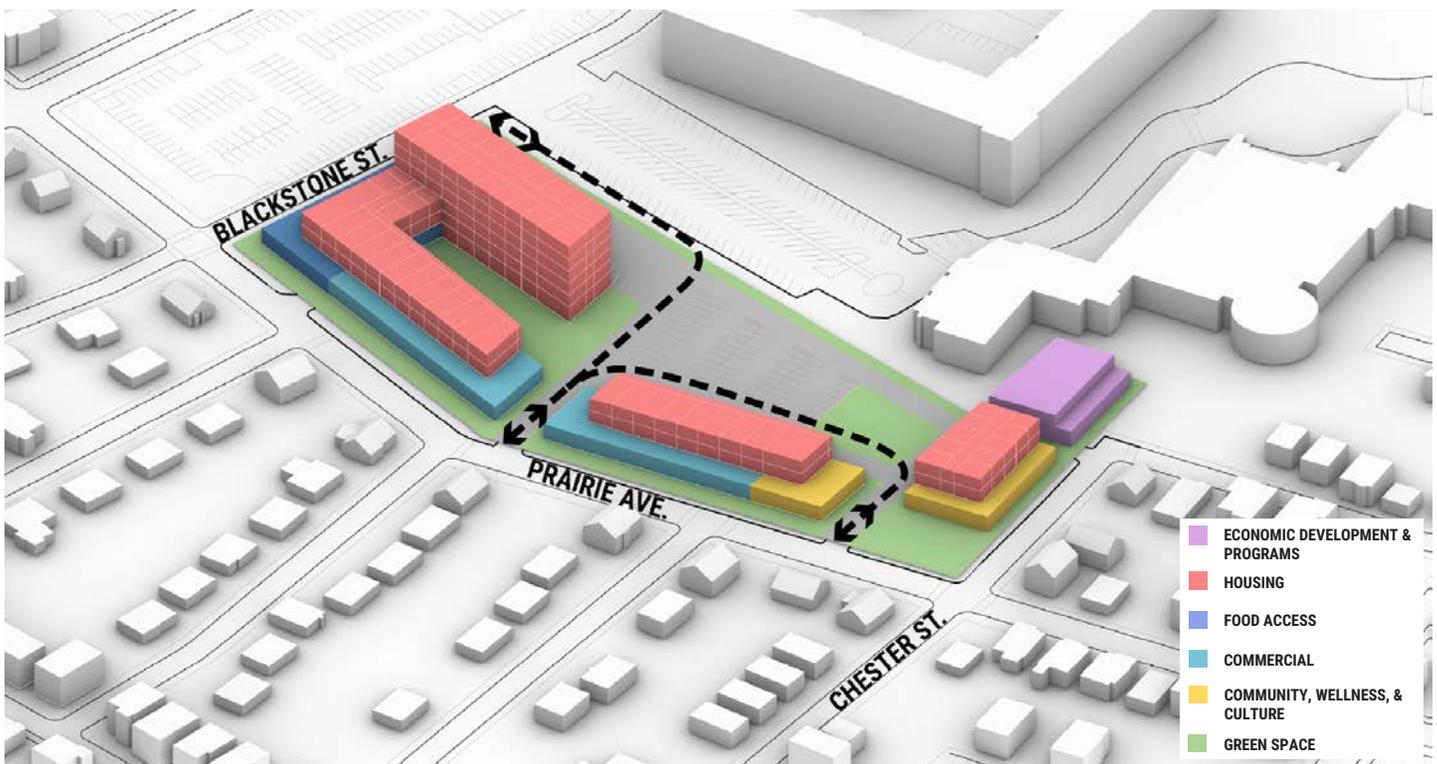
- **Connectivity.** Increase the connection of the site with the neighborhood fabric and improve vehicular and pedestrian circulation.
- **Zones.** Consider the site as composed of three main regions (Northern, Middle, and Southeastern), which will have varying densities and uses and be connected by pedestrian pathways.
- **Density.** The Northern region adjacent to Blackstone Street can absorb higher density and height, in response to the height and density of the 220 Blackstone multi-family housing development. The Prairie Avenue side should be sensitive to the lower density and height of the single-family houses on that street.
- **Activation.** Provide a vibrant mixed-use urban experience by locating ground-floor residential access, combined with commercial, retail, or community uses, such as a public lawn.
- **View Corridors.** Combine circulation pathways with sight lines to establish massing hierarchies and promote spatial orientation on and around the site. Register the main streets and avenues intersecting Prairie Ave (Comstock Avenue, Robinson Street, and Willard Avenue) as pathways or squares.
- **Trees.** Continue the tree line along Prairie Avenue and all major ways of circulation on the site (vehicular and pedestrian) to recreate the tree-lined streets that existed in the neighborhood before the urban renewal project.
- **Public Green Space.** Include green spaces and parks, as well as green roofs and rooftop amenities where possible to decrease the heat island effect of the surrounding parking lots. The community desired a centrally located, multi-purpose green to serve for community-based gatherings and activities throughout the year.
- **Community.** The community desires for the Economic Development Programs and the Wellness and Culture uses to be housed in a single, multipurpose building with a strong identity that acts as a beacon and cultural hub for the community. Alternatively, these uses

may be consolidated in a mixed-use building or buildings throughout the site.

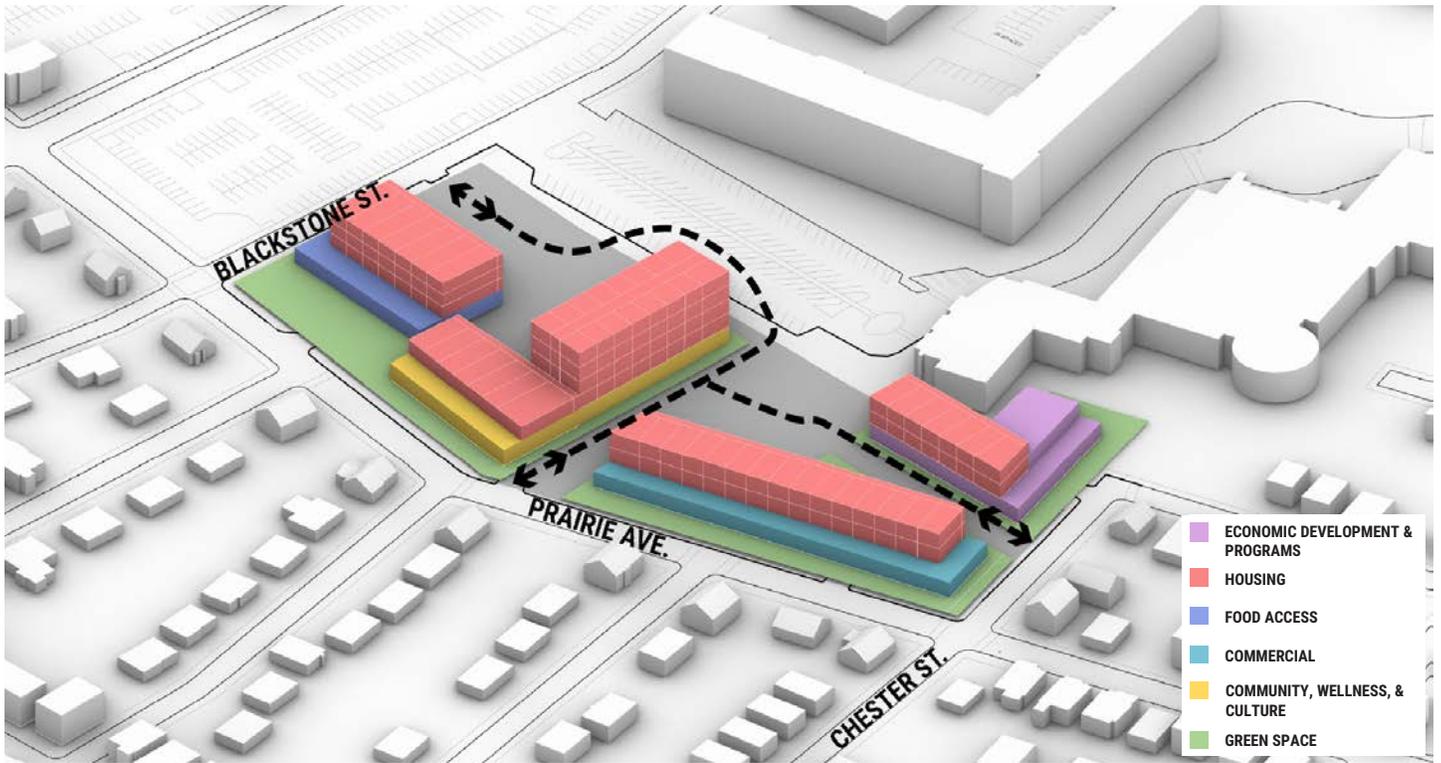
- **Site Management.** The new development should embrace a coordinated, sustainable approach to stormwater management and heat island reduction on the site.
- **Traffic and Parking.** The new development should embrace a coordinated, sustainable approach to stormwater management and heat island reduction on the site.

CONCEPTUAL SITE DIAGRAMS AND MASSING RECOMMENDATIONS

The graphic recommendations outlined throughout this report are meant to highlight community preferences and conceptual planning recommendations, while allowing for flexibility and welcoming creative interpretation to promote the successful redevelopment of the 246 Prairie Avenue site. The following diagrams describe conceptual ideas for programming and massing configurations for the site based on community input. They were produced at different stages of the process to graphically represent the feedback shared by the community during the engagement series.



SITE LAYOUT DIAGRAM WITH A SINGLE SITE MIXED-USE CONCEPT



SITE LAYOUT DIAGRAM WITH A DIVIDED SITE MIXED-USE CONCEPT



CNU CHARETTE CONCEPT DIAGRAM



SITE LAYOUT DIAGRAM COMBINING COMMUNITY FEEDBACK AND CNU CHARETTE

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4. COMMUNITY ENGAGEMENT

4.1 WORKSHOP OBJECTIVES

The goal of this project is to gather and synthesize the concerns and desires of the Southside community regarding the 246 Prairie Avenue site in Providence, Rhode Island, and to provide a series of spatial guidelines and recommendations for its successful redevelopment as a cornerstone of the neighborhood. These recommendations will aid the City in formulating a project RFP that is reflective of the community's input.



COMMUNITY MEMBERS INTERACTING WITH THE ACTIVITY BOARDS

4.2 WORKSHOP OVERVIEW AND METHODOLOGY

1. COMMUNITY ENGAGEMENT WORKSHOPS

The community engagement process was initially structured around three open workshops. A fourth workshop was later scheduled, as requested by the community, to extend the window of participation and reach a greater demographic. The four workshops were designed as progressive listening sessions that built on each other. Each one offered a series of guided prompts and gathered the community's input to approach a collective vision for the site.

- Workshop 1: Project Goals
- Workshop 2: Site Uses
- Workshop 3 & 4: Site Design

The first three workshops were held at the Davey Lopes Recreation Center on October 24th, November 12th, and December 10th of 2024. The final workshop was held at CCRI's Liston Campus on February 22nd, 2025. The workshops were designed in response to the community feedback and in close collaboration with the City and the Advisory Group. Each project team member provided their unique perspective and thus played a key role in focusing the study's questions and maintaining a critical, open process.

2. COMMUNITY OUTREACH

From the beginning, it was the project team's priority to engage the greatest number of Southside community members to obtain their feedback. A major portion of this outreach was performed by the City through social media, posters, and flyers. The Advisory Group members were also instrumental in promoting the workshops through their networks. The fourth workshop was added to the project timeline as a response to the community's request for further outreach. The intent was to include more participants, allow more time for the community to become familiarized with the project and presentation materials, and to offer an alternative time and day for the last workshop that was accessible to a different demographic. For workshop four, a physical mailer, a presentation hand-out, and an e-mail newsletter were also produced by the City (see appendix). Although the workshops provided the key opportunities for discussions to be recorded, the City also welcomed feedback through an on-line survey on the official project web-page.

3. WORKSHOP FORMATS

All workshops took place in an open-plan format, with varied seating, table, and station arrangements, depending on the specific event plan. Workshops one, two, and three were divided into two main parts. The first was an introductory presentation that employed visuals to clarify the project process, provide educational materials or feedback summaries, and explain each workshop's activity. The second part was a hands-on activity that invited discussion and recorded the community's thoughts and feedback on printed boards, sticky notes, or physical building blocks. Some workshops ended with the sharing of common themes from each table or station. In workshop four we employed an "open-house" format with no formal presentation, and participants were invited to walk around a sequence of stations displaying materials from previous workshops and provide different modes of feedback.

4. WORKSHOP ACTIVITIES

It was the goal of the project team that all workshop activities were as hands-on and collaborative as possible to invite engagement from participants. Through the evolution of the project, we made deliberate efforts to employ a consistent format, graphics, and language. All activities involved a printed board for participants to interact with via sticky notes, stickers or markers. The activities were designed in close collaboration with the City, and with input from the Advisory Group.

5. COMMUNITY INPUT

The community input was recorded at each of the workshops. Each activity station had a facilitator and a note-taker, and all the activity boards were photographed for the record. Following each workshop, community input was tallied and the team produced workshop minutes from the physical boards and conversations. Additional feedback was constantly received from the Advisory Group and recorded in the meeting minutes as well.

6. INPUT ANALYSIS

Our analysis began by transcribing notes and comments from Workshop 1. These were tallied, sorted into themes and sub-themes, and then graphed. While individual comments helped us understand the nuance and contrasting opinions behind some of the themes, the graphs helped gauge how important some of the issues are for the community, and which themes have more and less consensus.

7. INCORPORATING COMMUNITY FEEDBACK

We began each workshop with a presentation of “What We Heard” on the previous meeting. Then, each activity and presentation would offer the community a re-framing of the previous input received and invite them to react. In some cases, themes that were originally perceived as important did not attract much comment on later activities. In most cases, the community continued to define and add nuance to the running themes being discussed. The Advisory Group was instrumental in translating the community’s input to inform the materials and workshops. The community’s feedback and requests also steered the process throughout the study:

- A presentation by Senator Mets about the history of the site was included in Workshop 3;
- QR codes to the project website were provided at Workshop 2;
- A physical hand-out was provided after Workshop 3;
- Workshop 4 was added to the timeline;
- Aerial images of the demolished site were shared during Workshop 4 as a reference during the activity.

4.3 WORKSHOP 1

The objective for this first workshop was for the City to introduce the project, and the project team, and to hold a listening session with community members to begin to document and understand their thoughts about the site. The conversation was structured around the topics of **Assets, Wants, Needs, and Things Not Wanted**. In addition, we prompted participants to share “their best memories of 246 Prairie Avenue” and thoughts on “how the process can best engage the Southside community”.

ACTIVITY SUMMARY

Some of the neighborhood Assets identified by participants were diversity, proximity (location) and connectivity, intergenerational community, healthcare infrastructure, and educational infrastructure.

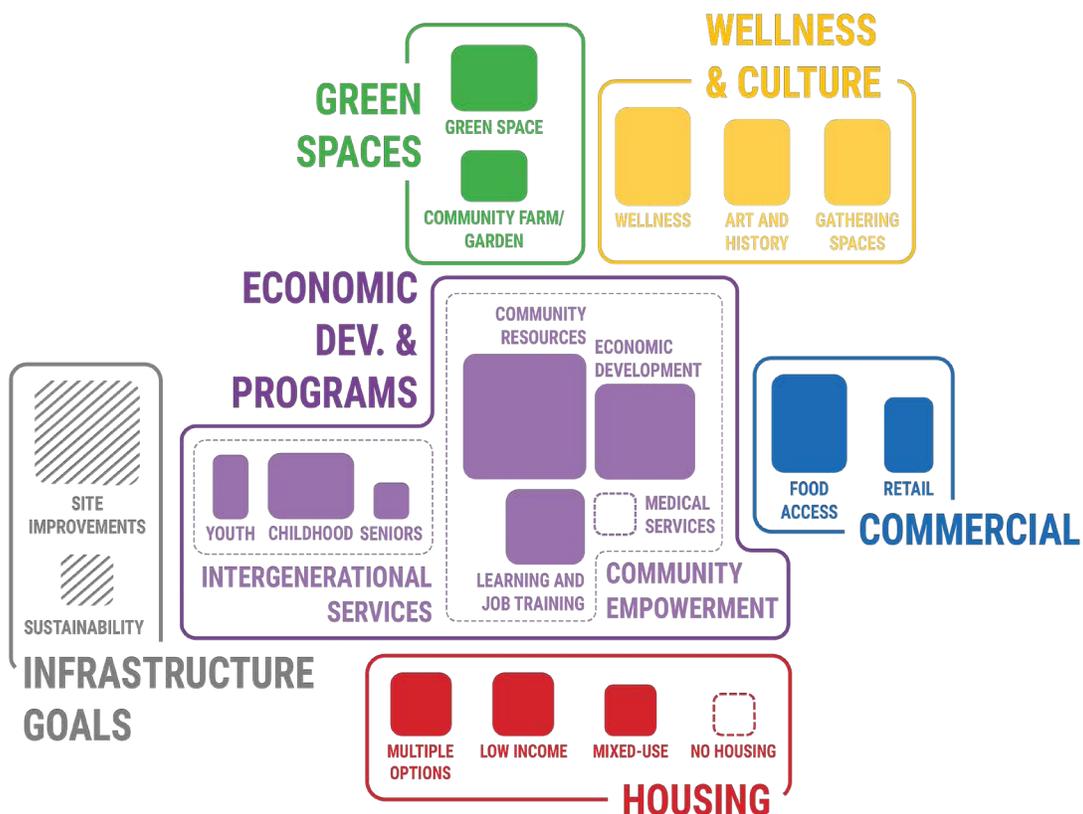
The following main themes emerged from the discussion around Wants and Needs: **food access, housing, community/cultural spaces, youth involvement, business & economic development, green space**, and the **legacy of the Urban League**. The themes of **business & economic development** and **community programs** generated tremendous interest and summoned a wide range of subcategories, in connection with the former role of the League.

Several topics that were seen as a cause for concern (Things Not Wanted) were: **parking, pressure from the Hospital District, poor allocation of uses on the site**, and continued **misrepresentation of the community’s voice and interests** throughout the design and procurement process.

CONCLUSION

From this first conversation, there were no conclusions, but rather the acknowledgment that these themes carry significance and complexity, as seen from different points of view. The diversity of opinions regarding each issue was noted, with participants offering pros and cons based on their experience and a **state of mistrust** about the successful implementation of any such use on the site. Residents also offered information about local programs and organizations such as SWAP, CHLT, and RIHousing that have experience with these issues and could contribute their know-how to define the make-up of uses on the site.

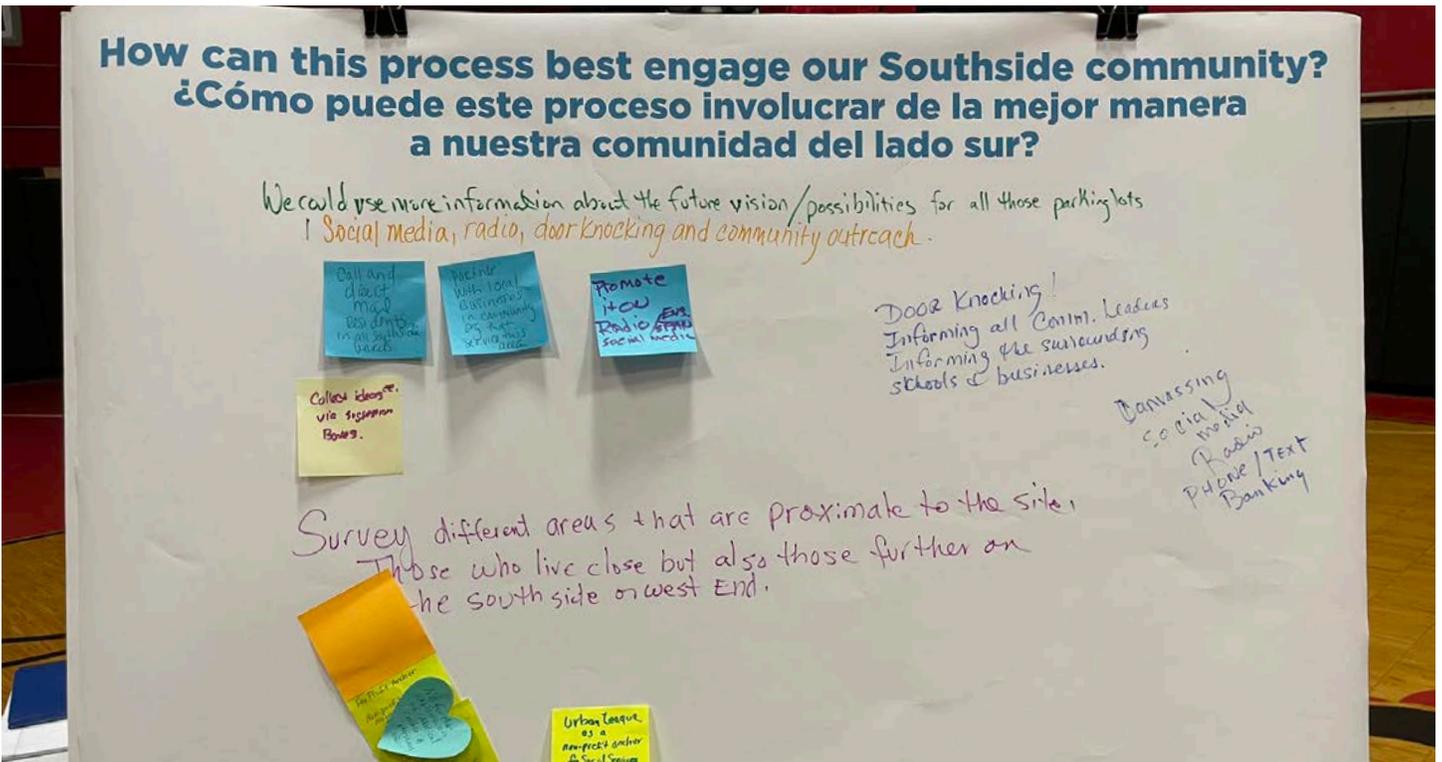
A team of City staff and STUDIO ENÉE staff facilitated the conversation. Ideas were jotted down by all parties on physical boards, sticky notes, and notebooks, to be collected and tallied. This information was used to shape the next community meeting and activity. This workshop was held at the Davey Lopes Center on October 24th, 2024. The design and City staff teams met with the advisory group on November 1st, 2024 to debrief on Workshop 1 and prepare for Workshop 2. For detailed minutes and workshop materials, please refer to the appendix.



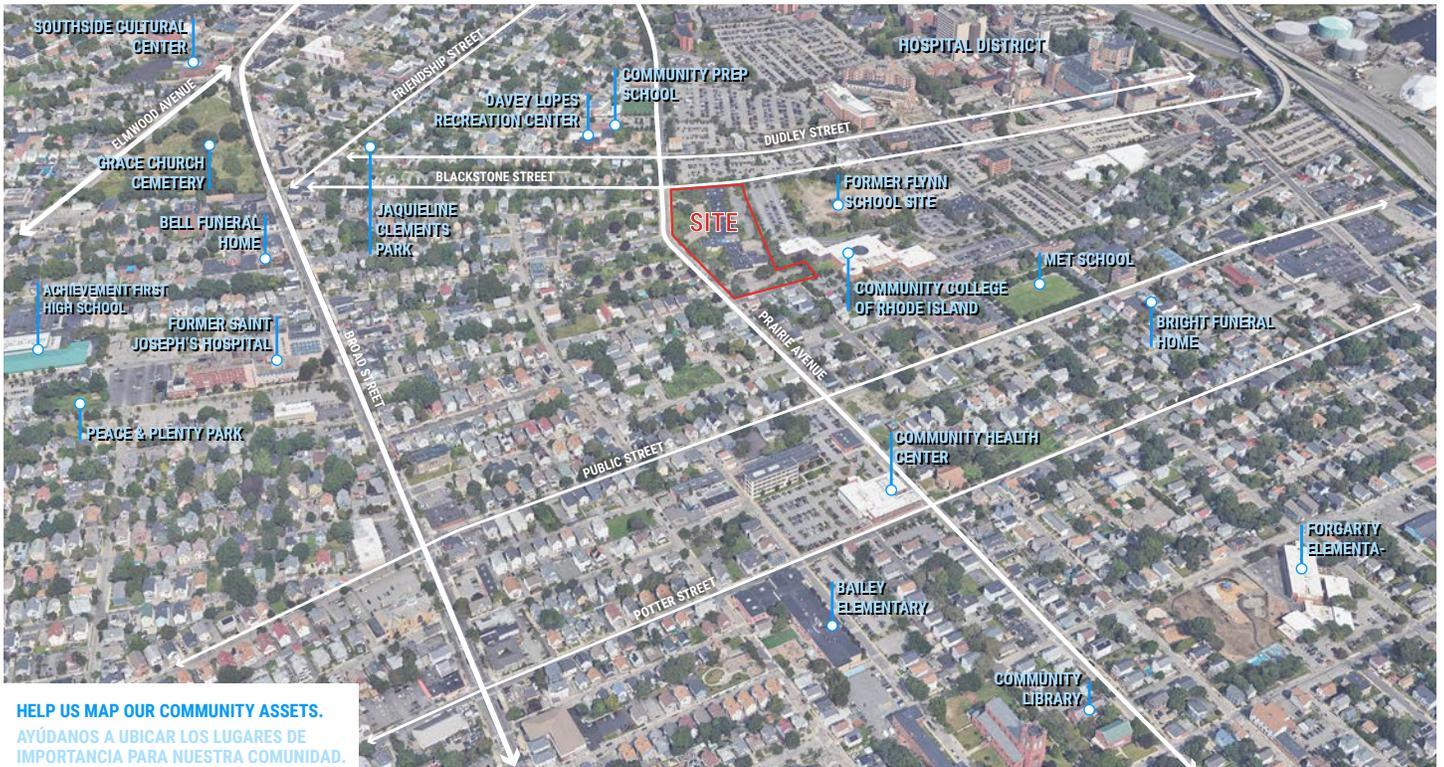
TABULATION OF COMMUNITY INPUT



COMMUNITY MEMBER SPEAKING TO THE GROUP



COMMUNITY ANSWERS TO THE ENGAGEMENT PROCESS



MAP OUR COMMUNITY ASSETS BOARD

4.4 WORKSHOP 2

The objective for the second workshop was to introduce and consider the physical aspects of the site and better understand the nuance behind the themes that emerged during Workshop 1 as priorities for the community. We divided this Workshop into an introductory presentation and an activity. The presentation included the project overview and timeline, provided a debrief of Workshop 1, introduced the neighborhood's physical aspects and history, and explained the activity of Workshop 2.

The purpose of the activity was to take the emerging themes from Workshop 1 and present the community with examples of what these could look like. These themes were broken into subcategories, each with examples that would help the community to further define their wants and needs. The activity was organized into stations, featuring physical boards for each theme, that invited participants to visit each theme and to react to the subcategories provided. We asked participants to 1) place a "vote" on the subcategories that were most important to them, and 2) simultaneously share their reasons to favor or disfavor any of the options presented by commenting "why yes" or "why not". The thematic stations were **Wellness & Culture, Economic Development & Programs, Housing, Green Space,** and **Commercial**. An additional Site Overview Station was used to present the neighboring assets, walking radius, and site density. To welcome continuous feedback and to fold in new workshop participants, we included a **Neighborhood** station and an **Additional Feedback** station.

ACTIVITY SUMMARY

The **Economic Development & Programs** station gathered tremendous feedback, with a lot of positive interest for both Community Empowerment programs (including economic development, literacy, entrepreneurship, and job training) and Intergenerational Services (like childhood and senior programs). The need for a centralized community resource hub has also been a recurring theme throughout the project.

The **Housing** station was the second most visited, with participants generally in favor of housing, but concerned about **affordability** and **ownership models**. A creative and effective approach to housing should also integrate green space, parking, community amenities, and commercial activity.

In the **Commercial** station, participants showed interest in a medium-sized grocery store that would help alleviate the need for a healthy food supply in the area and **complement the existing businesses**, while avoiding gentrification. There was some excitement about general retail and food vendors, with the intent that these could strengthen the local economy.

The **Wellness & Culture** station gathered input about the need for a small-scale, multipurpose activities center to be used for **education, wellness, fitness groups, and community events**. This space should not compete with a membership-driven YMCA or gym, which a great portion of the community would not be able to afford. Under this category, participants elaborated on the previously mentioned desire for a space to commemorate and visualize the history of the Urban League and the African American community in the Southside—either as art, as an archive, or both.

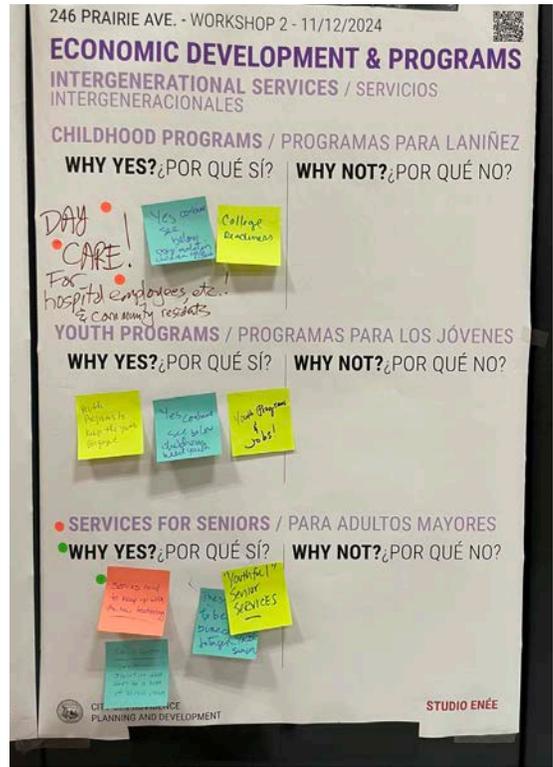
Lastly, in the **Green Space** station participants expressed their general desire for more green zones to enhance the neighborhood. These zones could double as recreational spaces and outdoor markets, though there is **concern about the overall safety** of the area. The potential inclusion of urban gardens should also be considered.

CONCLUSION

From this second round of feedback, we gathered that there is a general desire from the community to include each one of these themes as uses on the 246 Prairie Avenue site. However, the nuance of such implementation (how much, what kind, and through what means), is the key to arriving at a successful redevelopment proposal. The continued involvement of community members and advisory group members at each step of the process will be paramount to ensure this nuance is well considered, and that the selected uses produce a net gain for the neighborhood.

Two takeaways regarding the overall process of this project were the following: 1) The need to host a broad, inclusive, and in-depth discussion about the history of the site and its relationship with the neighborhood; and 2) the need for improved outreach to better involve the broader community.

A team of City staff and STUDIO ENÉE staff facilitated the conversation. Ideas were jotted down by all parties on physical boards, sticky notes, and notebooks, to be collected and tallied. This information was used to shape the next community meeting and activity. This workshop was held at the Davey Lopes Center on November 12th, 2024. The design and City staff teams met with the Advisory Group on November 19th and December 6th, 2024 to debrief on Workshop 2 and prepare for Workshop 3. For detailed minutes and workshop materials, please refer to the appendix.



COMMUNITY ANSWERS TO ENGAGEMENT PROCESS



COMMUNITY MEMBERS PROVIDING INPUT

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024

SITE INFORMATION / INFORMACIÓN DEL SITIO

ZONING / ZONIFICACIÓN

What is Zoning?
Zoning refers to local laws and regulations that govern how a property can and cannot be used.

Allowable Uses (C-3 Designation):
The C-3 Heavy Commercial District zoning allows for larger scale commercial, housing, and mixed uses on the 246 Prairie site. The City is open to revising the zoning of this property if it does not align with the community's vision.

Allowable Height:
No minimum. Maximum is 50 feet, not to exceed four stories, with "height bonuses" possible if a developer provides desirable amenities.

Setbacks:
Front, Side and Rear Setbacks: 10 feet

- EDUCATIONAL INSTITUTIONAL
- HEALTHCARE INSTITUTIONAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT **STUDIO ENÉE**

246 PRAIRIE AVE. - WORKSHOP 3 - 12/10/2024

USES AND SIZES / USOS Y SUS TAMAÑOS

COMMERCIAL: SMALL/MED GROCERY STORE
COMERCIO: TIENDA DE ABASTOS PEQUEÑA O MEDIANA

ECONOMIC DEVELOPMENT & EDUCATIONAL PROGRAMS
DESARROLLO ECONOMICO Y PROGRAMAS EDUCATIVOS

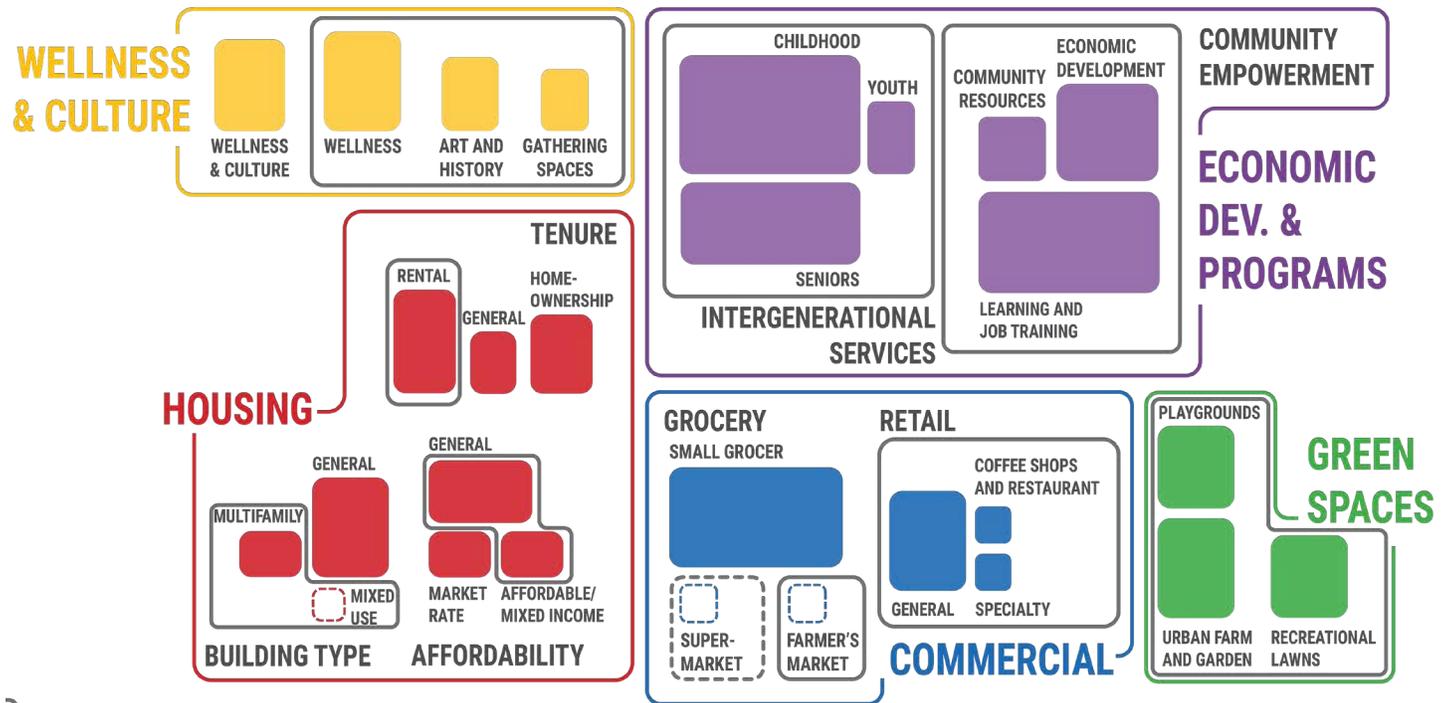
HOUSING UNITS
UNIDADES DE VIVIENDA

COMMUNITY, WELLNESS & CULTURE
COMUNIDAD, BIENESTAR Y CULTURA

COMMERCIAL: RETAIL, CAFE & OFFICES
COMERCIO: TIENDAS, CAFE Y OFICINAS

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT **STUDIO ENÉE**

SAMPLE OF PHYSICAL BOARDS USED FOR OCMMUNITY ENGAGEMENT (SEE APPENDIX)



TABULATION OF COMMUNITY INPUT

4.5 WORKSHOP 3

The objective of the third workshop was for participants to visualize and discuss potential combinations, arrangements, and densities of the preferred Workshop 2 uses on the site, with special attention to site constraints, neighborhood context, and use footprints. Through several **Site Design Activity** stations, participants would be asked to rearrange and stack color-coded blocks representing building volumes over a printed site plan and to discuss a variety of foregrounded themes.

We divided this Workshop into an introductory presentation and an activity. The first part of the presentation included the project overview, timeline, and goals. The second part offered a narrative of the site's history, facilitated by Senator Harold Mets. The third part provided a debrief of Workshops 1 and 2 and an introduction to Workshop 3. Building on the previous community meeting, we identified the preferred uses by theme and broke down the typical spatial building blocks that could be aggregated for each use. We would then suggest the opportunity for mixing uses on the site and highlight certain requirements and constraints of each use. We foregrounded the following key areas for community input:

- Site uses and location
- Street edge at Prairie Avenue
- Height of buildings
- Vehicular circulation
- Pedestrian circulation
- Green space
- Parking

The final part of the presentation covered a layered analysis of the site's opportunities and constraints through the lens of its assets, physical connectivity, synergies, varying neighborhood densities, building heights, orientation, and zoning. To conclude, we offered the following best practices as guidelines, and illustrated these guidelines with two massing examples:

- Consider building heights in relationship to context
- Enliven ground level with community uses or retail
- Green space and community uses to face South
- Parking location to be sensitive to neighborhood
- Location of grocery store and truck loading

The Workshop's **Site Design Activity** invited participants to respond to the examples and propose their own schemes by rearranging the color-coded building blocks. All presentation materials were printed and hung on the wall for reference, and we included a **Neighborhood Station** and a **Site Layout Discussion** station.

WORKSHOP SUMMARY

Some recurring themes from the discussion were: concerns about traffic, concerns about parking, and the desire for green spaces and trees.

Upon hearing about the potential uses for the site and the possible forms that these could take, several community members spoke out about their concern over the lack of time allotted on this workshop for comprehensive input about the site uses, the lack of access to project materials ahead of time, and the short timeline of this community engagement process. Some characterized the outreach efforts as inadequate. There were no clear input conclusions from this activity.

A team of City staff and STUDIO ENÉE staff facilitated the conversation at each station. Ideas were jotted down by all parties on physical boards, sticky notes, and notebooks, to be photographed, collected, and tallied. The information retrieved was used to inform the next and final community meeting and activity. This workshop was held at the Davey Lopes Center on December 10th, 2024. The design and City staff teams met with the Advisory Group on February 7th to debrief on Workshop 3 and prepare for Workshop 4. For detailed minutes and workshop materials, please refer to the appendix.



COMMUNITY MEMBERS ENGAGING IN THE DESIGN PROCESS



ENGAGEMENT OUTCOME

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024

SITE INFORMATION / INFORMACIÓN DEL SITIO



ZONING / ZONIFICACIÓN

What is Zoning?
Zoning refers to local laws and regulations that govern how a property can and cannot be used.

Allowable Uses (C-3 Designation):
The C-3 Heavy Commercial District zoning allows for larger scale commercial, housing, and mixed uses on the 246 Prairie site. The City is open to revising the zoning of this property if it does not align with the community's vision.

Allowable Height:
No minimum. Maximum is 50 feet, not to exceed four stories, with height bonuses possible if a developer provides desirable amenities.

Setbacks:
Front, Side and Rear Setbacks: 10 feet

- EDUCATIONAL INSTITUTIONAL
- HEALTHCARE INSTITUTIONAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL



CITY OF PROVIDENCE
PLANNING AND DEVELOPMENT

STUDIO ENÉE

246 PRAIRIE AVE. - WORKSHOP 3 - 12/10/2024

EXAMPLE 1 / EJEMPLO 1

**SITE DIAGRAM
DIAGRAMA DEL SITIO**



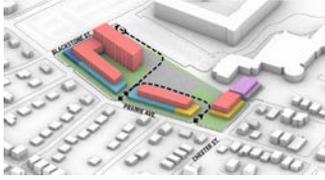
LEGEND

- 4-6 STORY EDGE
- 2-4 STORY EDGE

**SITE LAYOUT
ARREGLO DEL SITIO**



**AERIAL VIEW
VISTA AEREA**



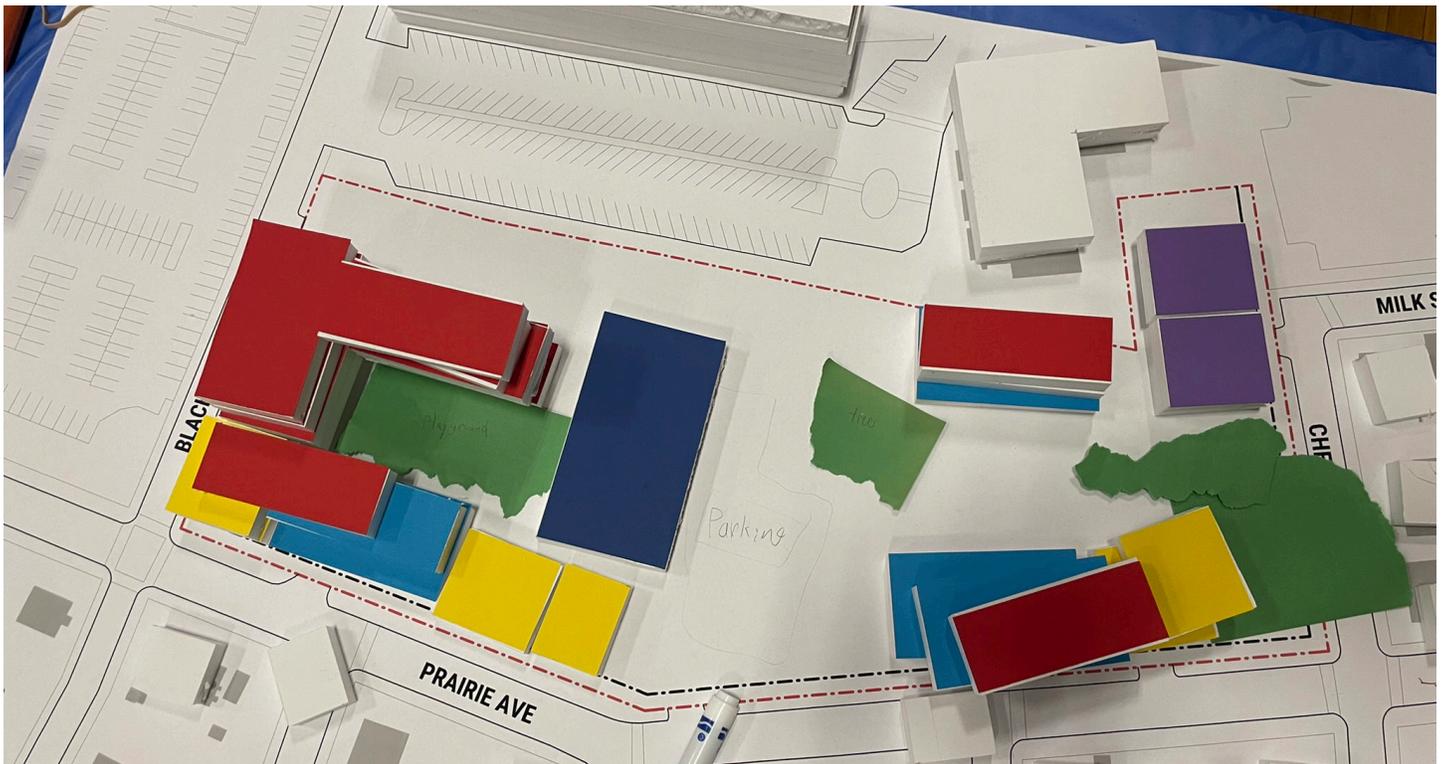
LEGEND

- ECONOMIC DEVELOPMENT & PROGRAMS 15,300 SF
- HOUSING 132,500 SF
- FOOD ACCESS 16,000 SF
- COMMERCIAL 27,200 SF
- COMMUNITY, WELLNESS, & CULTURE 13,700 SF
- GREEN SPACE 68,600 SF

CITY OF PROVIDENCE
PLANNING AND DEVELOPMENT

STUDIO ENÉE

EXAMPLE LAYOUT BOARDS



WORKSHOP ENGAGEMENT OUTCOME

4.6 WORKSHOP 4

This fourth and final workshop served as a continuation of Workshop 3, with the intent of providing more time for participants to interact with the massing activity at each of the tables. This was an open house format workshop, with the following station tables:

- Project Introduction: timeline, goals, general information and aerial views of the site
- Community Assets, Wants & Needs and recap of preferred uses
- Site Design Activity (4 tables)
- Commemoration Lab Activity

At the Site design Activity tables, STUDIO ENEE staff guided participants to react to the following key focus areas.

ACTIVITY SUMMARY

Under the topic of Building Height & Density, there was debate around the maximum height to be allowed on the site. Some favored higher density, mostly made up of housing, while others preferred to cap the development at three stories. It was generally agreed that **taller buildings should go on the back of the site**, adjacent to the 220 Blackstone Street development and that **lower buildings should line Prairie Avenue**, with porosity and sightlines breaking down the development into smaller masses.

Under the premise of **Ground Level Activation**, there was mention of plazas and commercial activity to strengthen the local economy, especially along Prairie and Blackstone. Others wished for an after-hour, well-lit, third space to gather and make use of amenities.

When asked about **Circulation & Permeability**, attendees underscored the importance of traffic controls, a **proper traffic study**, and **establishing sightlines** and **porosity**. It was also noted that the volume and mode of circulation varied between vehicular and pedestrian, depending on the street.

Regarding **Green Space, Parking & Loading**, there was a lot of interest in prioritizing a variety of green spaces over parking. **Courtyards, tree-lined streets, community gardens, rooftop gardens, and stormwater management**, were some of the desired uses.

CONCLUSION

The community was very receptive to the options provided and participated in the discussion. **The general feeling was that the proposed development should bring pride to the community and become a beautiful, welcoming addition to the neighborhood that meets the community-oriented legacy of the site's history.**

Ideas were jotted down on sticky notes, and notebooks, and process schemes were photographed. This workshop was held at CCRI Liston Campus on February 22nd, 2025. For detailed minutes and workshop materials, please refer to the appendix.



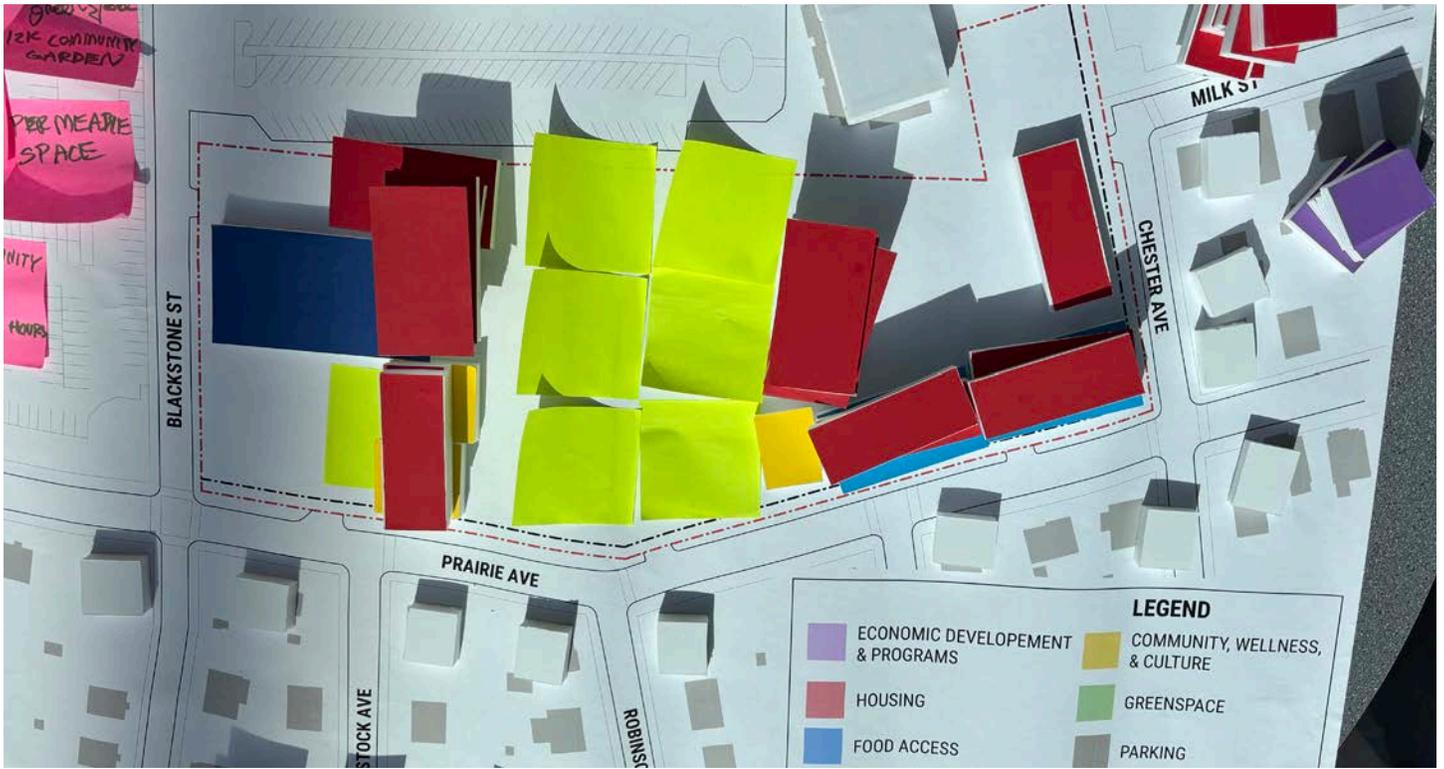
WORKSHOP CHARRETTE TABLES FOR COMMUNITY MEMBERS TO INFORM MASSING STRATEGIES



COMMUNITY RESPONSES



MASSING STRATEGY DEVELOPED WITH COMMUNITY MEMBERS



MASSING STRATEGY DEVELOPED WITH COMMUNITY MEMBERS



OPEN FORUM ENGAGEMENT METHOD IN THE CCRI BUILDING

5. RECOMMENDATIONS & GUIDELINES

RECOMMENDATIONS & FEEDBACK

The following recommendations stem from the careful listening and analysis of each party's input and can be divided into the categories of **Engagement, Procurement, Community Impact & Market Viability**, and **Design Recommendations**.

1. COMMUNITY ENGAGEMENT PROCESS

To ensure the success of the 246 Prairie Avenue Redevelopment, the City should continue to engage the Southside community and the Advisory Group. By leveraging the wealth of knowledge and experience of these parties, the project can focus on the themes and concerns that have surfaced as priorities. This continued engagement will promote the level of nuance necessary to determine the specificities of each use and program, their efficient combinations on the site, and to also avoid overlaps with existing initiatives and assets. Examples of this include:

- Proposed housing: the types and quantities of each must be discerned.
- Proposed grocer: if selected and viable, understanding its appropriate size and price points will make a difference.
- Proposed commercial or retail space: involving local businesses should be a priority.
- Proposed community programs and services hosted in the redevelopment: should be properly coordinated between existing initiatives.

The contracted firms shall take stock of the additional materials and studies already produced in relation to this site, as outlined in the Appendix.

2. COMMUNITY INCLUSION IN PROCUREMENT

The City should continue to engage the previously mentioned groups and include language in the RFP that promotes the participation of minority and local contractors and subcontractors in the project. This will allow the neighborhood to fully harness the economic benefits of the project and contribute to building the community's economic wealth. Additional provisions should be taken to promote and support the participation of minority and local businesses in the RFP process. The selected bidders should also engage with the community stakeholders throughout the design and review process.

3. COMMUNITY IMPACT & MARKET VIABILITY

*Having outlined the community preferences that emerged from the engagement process, it is also important to acknowledge the history of disinvestment of 246 Prairie Avenue and the need for community-centered economic development. This suggests that the redevelopment of the site should be self-sustaining from the outset. In that light, a combination of preferred community uses should be strategically paired with uses that generate tax revenue for the City. These would mostly be composed of **housing** and some **commercial** spaces, which would be profitable and, if carefully laid out, would also help serve two of the greater needs of the neighborhood.*

Key approaches to the success of the project would be:

- including mixed use housing and commercial uses on the site;
- allowing flexibility of uses; and
- designing for the long-term adaptability of spaces.

The Advisory Group members are aware of the challenges and opportunities of the project and should continue to be a resource for the City and the community for the redevelopment of the site. It is also important that the process is transparent and that the community continues to be engaged in the creation of long-term goals for the project.

4. DESIGN RECOMMENDATIONS

The Design of the 246 Prairie Avenue Redevelopment should include the five themes explored through the workshops: **Economic Development & Programs, Housing, Wellness & Culture, Commercial,** and **Green Space**. To include these uses efficiently and allow for the long-term adaptability of the site, the proposed public-facing spaces should be as flexible and multipurpose as possible. Green lawns and open spaces can double as farmers' market; double-height event spaces and classrooms could serve multiple uses; and community organizations could incorporate a "hoteling" model to share space and infrastructure. The following are design recommendations for the RFP:

The careful combination of uses on the site will make it a vibrant, welcoming, and beautiful destination that is the pride and joy of the Southside community, with something to offer to each of its demographic groups (see Roderick Taylor's ULRI Demographic Profile). However, the new development should also embody the principles of community empowerment, enrichment, and economic mobility exemplified by the Urban League and that the Southside neighborhood has historically fought for.

Connectivity. At an urban scale, we recommend increasing the connection of the site to the neighborhood fabric and improving vehicular and pedestrian circulation. This can be achieved by reinstating and extending Willard Ave into the CCRI parking driveway and by incorporating additional pedestrian circulation corridors that break up the scale of the development and invite people to move through the site. These smaller pathways should register the scale of the neighborhood and promote connectivity between 246 Prairie Avenue and Broad Street (see view corridors). This recommendation is supported by takeaways from the CNU Vision for the site and the provisions of the Providence Great Streets Plan. A certified traffic study encompassing Prairie Avenue and all adjacent streets and intersections is recommended to identify the appropriate traffic controls that the redevelopment will require. In addition, if a small grocer is included, the loading dock access is recommended Blackstone Street.

Zones. Consider the site as generally composed of three main regions, each with different densities and uses (see diagram on page 23), and each with an adjacent green space and street-level activation. We recommend that the Northern region of the site be the tallest and most dense, containing a combination of housing and retail. This retail could include a small grocer. The buildings would taper down towards a medium-density Middle region of the site, with upper-level setbacks, and contain a combination of housing and retail. The Southeastern region of the site abutting the low-density residential zoning would be the least dense, incorporate further setbacks, and contain housing, a green lawn, and potentially, the community, culture, and empowerment building (see Community section on page 51). The latter is ideally, though not exclusively, proposed as a single, multipurpose building overlooking the new community lawn that would consolidate the identity of the neighborhood. The three zones shall be connected by pedestrian pathways.

Density. We recommend the introduction of higher density towards Blackstone Street, adjacent to the 220 Blackstone Development, while keeping a lower building height along Prairie Avenue and adjacent to the low-density residential zoning. If implemented, higher density can provide a desirable combination of housing types.

Activation. To provide a vibrant urban experience, we propose an economically viable combination of ground-level residential uses and commercial uses with direct street access to Prairie Avenue and Blackstone Street. Activation of the Southeastern region can also be accomplished by the community, culture, and empowerment building, and the public lawn.

View Corridors. In addition to extending Willard Avenue on the Site, combine circulation pathways with sight lines to establish massing hierarchies and promote spatial orientation on and around the site. For this, we recommend that Comstock Avenue and Robinson Street be registered as indentations or breaks on the building massing and as points of arrival (squares). These small squares could serve as gathering spaces and include features to commemorate the history of the site. See the Roderick Taylor Background Research Report and Historical Analysis of the Urban League of Rhode Island.

Trees. Prairie Avenue is currently a tree-lined street. Continue to extend the tree line on the site along Prairie Avenue with a 30-foot setback from the street and promote a continuous urban canopy, while also adding a buffer for the single-family residents across the street. All major ways of circulation on the site (vehicular and pedestrian) should be lined with trees of adequate canopy size.

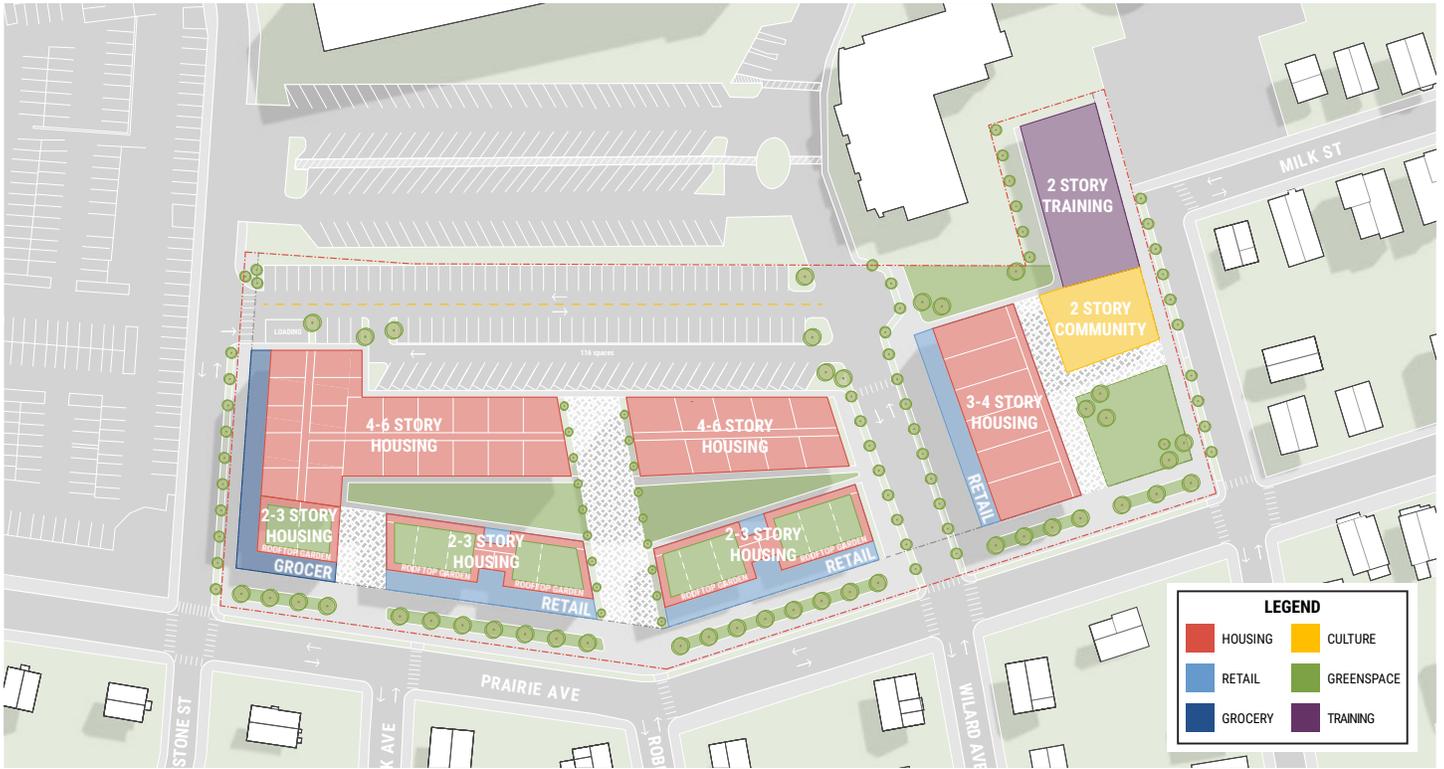
Green Space. Include landscaped space whenever possible. The community requested a larger, multi-purpose, public greenspace to serve as a large, flexible community gathering space, which they currently do not have in the area. Incorporating a flexible outdoor space, preferably on a south-facing region of the site, potentially at the intersection of Chester Avenue and Prairie Avenue, will promote its continued use year-round. It is the community's desire that all proposed site regions have access to some green space. Street setbacks on Prairie Avenue and all main roads should also include a green buffer. Rooftops, terraces, and balconies could be designed to provide additional outdoor areas and amenities.

Community. It is our recommendation that the **Economic Development & Programs** uses and **Wellness & Culture** uses, identified with yellow and purple colors on the workshop materials, are located in a single, multipurpose and flexible building with a strong identity that serves as a beacon and a node of activity for the neighborhood. Placing this hub next to green space would emphasize its public and welcoming nature.

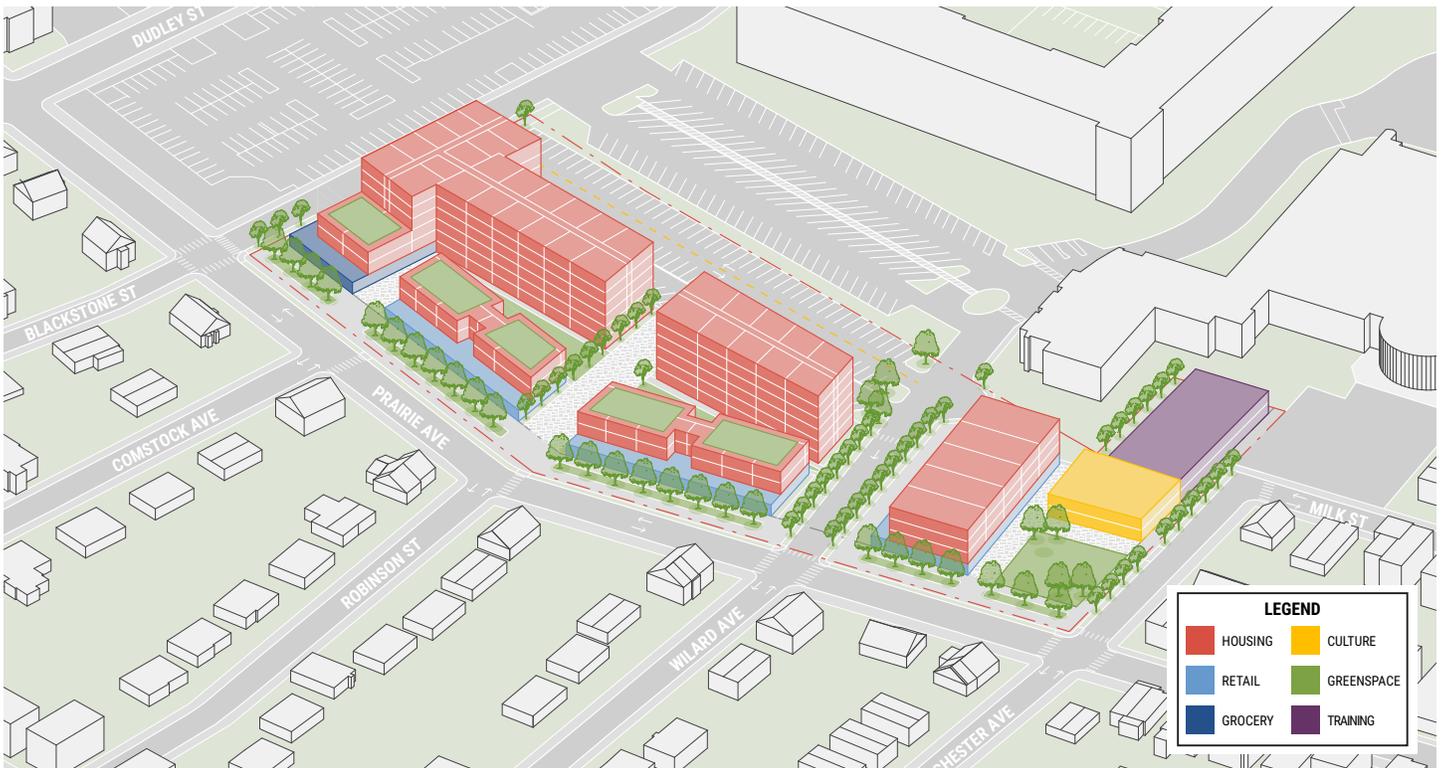
If it is not possible or feasible to consolidate these uses under a single building, they could be thoughtfully incorporated to one or more buildings on the site, while still emphasizing important adjacencies and the distinctiveness of a “**hub**”. It would be desirable to provide these spaces with ground-floor access on Prairie Avenue, Chester Avenue, or Blackstone Street to maximize their **connection** to the greater neighborhood. A cohesive wayfinding strategy, reinforced by a uniform material selection at these points of access, can also aid with **placemaking** and orientation. As a collection, these spaces should provide the variety and flexibility desired by the community.

Site Management. In addition to the proposed lawns, green pockets, and trees, the new development should embrace a coordinated sustainable approach to water management and heat island reduction.

Traffic and Parking. A certified traffic study of the proposed site re-design must be performed to identify traffic management provisions. The curb cut along Blackstone Ave should be repurposed as the loading dock entrance. The city should consider creative approaches to limit the amount of surface parking, including underground parking, and promote use of public transportation. The new site shall provide parking considering all the uses on the redeveloped site, and in a similar ratio to that of the 220 Blackstone Street development.



SITE PLAN DIAGRAM COMBINING COMMUNITY FEEDBACK AND CNU CHARETTE



SITE LAYOUT DIAGRAM COMBINING COMMUNITY FEEDBACK AND CNU CHARETTE

APPENDIX

A. WORKSHOPS

A.1 WOKRSHOP 1 MEETING MINUTES

STUDIO ENÉE

129 Kingston Street, 3rd Flr
 Boston, MA 02111
 t. 617.701.7042
www.studioEnée.com

Meeting Minutes

Project: 246 Prairie Ave. Redevelopment
Subject: **Community Development Workshop #01**
Date: October 24, 2024 @6:00pm -8:00am, Davey Lopes Community Center in Providence, RI
By: Malav Mehta

Attendees:

Name, Title	Discipline	Company
Joseph Mulligan (JM)	Director	City of Providence
Nicholas Cicchitelli (NC)	Director of Real State	City of Providence
Erin Bradley (EB)	Project Manager	City of Providence
Timothy Shea (TS)	Community Planning Manager	City of Providence
Natasha Espada (NE)	Architecture	Studio Enée (SE)
Jose Soliva (JS)	Architecture	Studio Enée (SE)
Danniely Staback Rodriguez (DS)	Architecture	Studio Enée (SE)
Malav Mehta (MM)	Architecture	Studio Enée (SE)
Advisory Group (AG)	-	Community
Upper South Providence Community Members (~55)	-	Community

Distribution:
 None

ALL COMMENTS FROM COMMUNITY MEMBERS UNLESS OTHERWISE NOTED

Number	Comments	Action By
1. Food Access	<ul style="list-style-type: none"> • Address “food desert issue” <ul style="list-style-type: none"> ○ Community market/grocery (similar to Alidi’s) <ul style="list-style-type: none"> ▪ Not a large grocery chain that would require more parking lot space and ▪ Compatible and NOT compete with the local mercados ○ Food bank ○ Place for a Farmer’s Market ○ Community garden / urban farm • There is a need for accessible and nutritious foods, but it should also help black farmers and local people sell their products. • Need for a healthy food market that is affordable 	

	<ul style="list-style-type: none"> • A market with healthy food, central to the neighborhood (this resident currently has to commute far) • Need places to shop, eat, and socialize are desired • Affordable supermarket – no big box chains (preference for the Trader Joe’s/Aldi’s of the world) 	
<p>2. Housing</p>	<ul style="list-style-type: none"> • Housing Co-ops would be great so that people can share a building and own their units. • Rentals in area with out of state landlords is the norm. • Building should reckon with racial injustice including housing. • Algonquin house on Broad Street- historic house for native americans. https://www.artsnowri.com/venue/algonquin-house/ • Ryan McGuire developing in this area. • Financial Health- bring money back to community with flexibility to bring to generational needs. • Aging landlords sell to developers because they can’t afford taxes and loose generational income. • Families need prosperity that is accessible to everyone. • SWAP- (stop wasting abandoned properties). https://www.swapinc.org • Need habitat for humans with environmentally sound materials- kit of parks to fix up existing buildings in a sustainable and affordable way. • Neighborhood South Providence Enhancement. • Many years ago there were empty storage units nearby and it was depressing- neighborhood was covered in trash. We need to change the morale and self esteem- self confidence of the neighborhood. • The Community Housing Land Trust of Rhode Island (CHLT) is a non-profit affiliated with the Housing Network of Rhode Island with a mission to expand and maintain the supply of long-term affordable housing available for generations of Rhode Islanders. Affordable housing land trust. • Southside Community Land Trust An organization that provides access to land, education, and other resources to create sustainable community food systems. • Housing Network of Rhode Island An organization that provides information on affordable housing, including eligibility criteria, resale prices, and income certification. • RIHousing A quasi-public agency that provides financing and resources to help Rhode Islanders afford a healthy home. RIHousing administers the HOME Investment Partnership Program (HOME) and Housing Trust Fund (HTF) to provide low-interest loans for 	

	<p>affordable housing construction and rehabilitation.</p> <ul style="list-style-type: none"> • Need Home ownership, Co-ops, Affordable Housing/Low income • Need the right housing density • There is a need for housing, but that perhaps this is not the place for it. • A resident that works with the homeless acknowledges the housing epidemic in the city. • Diverse array of housing options, no more high rise, luxury-style buildings • Housing that is specifically catered to low income residents • Workforce, co-op, rent-to-own styles of housing • Affordable, not susceptible to volatile/hostile market conditions • Create the pathways/infrastructure to homeownership 	
<p>3. Community/Culture Space</p>	<ul style="list-style-type: none"> • Planning should be reflection of the culture of the neighborhood and community. • Site needs to create connections- Life line of connection for the community. • Replace what was lost like the Urban league, non-profit organizations to train and support people for success, Healthcare services. OIC (Opportunities Industrialization Center), The Highground (organized to identify and implement strategies to help Veterans with housing, employment, education and transportation.) • Daycare • Community Resources like galleries • Need for the “special” factor: celebrate culture and history in the building • Need for a one-stop community hub that provides resources: existing commissioners and institutions would be able to plug-in and offer these: <ul style="list-style-type: none"> • A place for hosting community events (galas, dinners, classes) • A place with multi-purpose rooms that can be used for meetings and mediation • A resource clinic that offers help to evicted people • Coworking and amenity spaces like those at ICP • Multi-use space • Multi-generational activities • The Urban League was a beloved Institution, they provided: <ul style="list-style-type: none"> • Housing/shelter • Job/workforce development • Educational guidance/services 	

	<ul style="list-style-type: none"> • Safety for the community • Scholarships for students • Health services • “It was a place where you could just walk in.” <ul style="list-style-type: none"> ○ Provided these resources to everyone • There is a general want in the community for an anchor, a real place of community. This sentiment is echoed in the way all seem to speak highly of what the Urban League once was 	
<p>4. Youth Involvement</p>	<ul style="list-style-type: none"> • Create places for youth driven activities with art, music, etc. • Rotating murals is a good idea. It gives kids agency, longevity for neighborhood, investment in community for future. • Create career technology, trades, and construction education for high school and post high school students. (possibly like BFIT) • Youth attending is 1st generation with different languages, cultures, academics. • Kids only have dreams to join the NBA to progress and that is not attainable. They need to let go of the dream. • African American kids should be included as part of the process. • One resident’s children use to participate in after school programs. • There is a need for after school programs, homework help, play spaces for kids where they can be safe while parents work in the afternoon. There is a need for a drop-in community resource center where people can find help with job applications and any other errands (mentioned the Roosevelt center). The new place needs to be special, maybe contain a library on black history. • Need for a series of spaces and program for the well-being of kids and supporting parents after hours • Black kids should be part of the process. 	
<p>5. Business/Economic Development</p>	<ul style="list-style-type: none"> • Break the cycle of loss of jobs. Make sure jobs are created in the RFP and in the planning of the site • Contractors- Contractors in our community should build our buildings. Provide training for subs and contractors. • All community and all non-profits need to come together. Need to find grants and loans to keep investing in community. Need to identify key leadership and how to educate the community. • AARP – aging in place. • Building to be an information hub and a place to help people fill out applications and find opportunities. 	

	<ul style="list-style-type: none"> • Planning for the site to coordinate with CCRI to create a Training Hub. • Need transportation skills, mental health, etc. • CCRI and planning of site should be a training and career center. The community needs to get jobs There is no training on the South Side. People need to support themselves. • Jobs need to keep people in the community. • How do we sustain the community if we can't sustain the people? • Tech Hub Center <ul style="list-style-type: none"> ○ There is a program where people in the city get keys to incubators for one year. • Cooperative business model would help many. Currently, the community has no hope. Everyone is broke. We have to fix it. Teaching a cooperative business model is a start. How do we keep families in our neighborhood from being broke. • There are no business incubators nor mentors in this community. • Johnson and Wales, Brown, and RISD need to give back to the community. They need to train the community about the skills they have on their campus. They are buying community assets. Brown just bought a mini mart/smoke shop and took it away from the community. • Cannabis Co-op Rhodie is a vehicle to teach how to run a cannabis store but they haven't helped anyone in the community. 5 cannabis stores are run by white people and all are in law enforcement. Gina Ramunto, former governor, is an investor in at least 3 of the 5. State promised reparations and social equity but it hasn't happened. Taxes from the cannabis is sitting in the general fund and should go into social business for a cannabis initiative. • Financially self-supporting building/lot • Small business corridor • One resident was very interested in the partnerships with private sector players (like General Dynamics or others) to create effective teaching spaces for technical careers that would impact community members. Currently CCRI is not bridging that gap, and the building is physically tucked away, in a way that the community is not really aware of its presence. These companies could place workers in nearby RI, MA or CT. These would attract the immediate community • Need for private partnerships and effective, technical and local education pipeline. CCRI is not meeting the current needs of the community • She would like a space of opportunity that helps pop-up artists, makers, cooks, farmers build on their talents and gifts by being able to sell or display their creations (art pieces, clothes, jewelry, etc). An alternative to the flea market 	
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	<p>that does not exclude people. This uplifting of individual gifts could help the community thrive.</p> <ul style="list-style-type: none"> • Need for a space that includes and fosters people’s talents and allows them to “sell” • Classes, job application help and training, information on bus passes, mortgages, loans, banking, etc • Small business incubator – new developments that are going up in the area tend to take money out of the community rather than cycle in within and/or bring in new money • Cooperative education center/vocational education <ul style="list-style-type: none"> ○ Teach practical skills to kids ○ Youth business outreach • A trustworthy credit union that can fill the role of a big bank, as these have proven to be untrustworthy institutions 	
<p>6. Greenspace</p>	<p>From JS Notes:</p> <ul style="list-style-type: none"> • Green space, parks, playground <p>From DS Notes:</p> <ul style="list-style-type: none"> • Green space for kids to play and be safe after school <p>From MM Notes:</p> <ul style="list-style-type: none"> • Spaces that have emphasis on improved fitness/wellness of the community in an effort to address systemic health issues within marginalized populations such as Black Americans and Latinx Americans <ul style="list-style-type: none"> ○ Greenspaces ○ Parks with playgrounds ○ Tree-lined streets (also combats urban heat island effect) ○ Higher quality sidewalks and street lighting (promote walkability + safety) • Leverage Roger Williams Park – an existing, liked greenspace 	
<p>7. General Notes</p>	<ul style="list-style-type: none"> • Be very cautious of hospitals buying the land. • Rosa Parks Resource Center on Broad Street. It used to be a mosque. Want something great to happen to it- to be the Helm of Providence. • Planning should show diversity of South Providence in the City. • There is a Cambodian Temple and Davie Lopes. Groups are invested in community. • Broad Street is Puerto Rican and Dominican. • Different programs in the neighborhood and in the City but people don’t know about them. This information needs to be in one location and shared with everyone in the community. All organizations are not working together- there is power and safety in numbers. • Social Enterprise Greenhouse is a business accelerator and incubator https://segreenhouse.org 	

	<ul style="list-style-type: none"> • Grow Woonsocket Initiative revitalizes communities. https://www.valleybreeze.com/news/seg-launches-grow-woonsocket-initiative-to-support-businesses/article_d98debe4-d4fd-11ee-94fc-fb565c4c72e3.html • Pawtucket Fuerza Laboral has advisors for free. https://www.fuerza-laboral.org/welcome • Reclaim Rhode Island. Reclaim RI is a volunteer-based progressive organization fighting for social and economic justice in Rhode Island. https://reclaimri.org/about-us • Promote connection to surrounding neighbors CCRi and MET School • Minimize parking lots • Need for mixed-use program • The community should be involved in all stages of the process (including the demolition). • New bus shelter/lines will improve the accessibility to commonly used forms of transit • Integrate the community (youth particularly) in the demolition + construction + planning of this project, building social wealth and community buy-in (involve CCRi) • Pay homage to and revitalize the rich history of the specific populations that have lived in this neighborhood (Black History, etc.) 	
<p>8. Community Assets</p>	<ul style="list-style-type: none"> • Noted most of the cited neighborhood anchors • Broad street commercial • Walkable neighborhoods • Mass transit (bus) • Close to highways • Locals feels safe • Diversity is strength • Walkable within itself and also has a good proximity to downtown • Diverse populations in age, ethnicity, race • Roger Williams Park • Has an abundance of nonprofit organizations 	
<p>9. Liabilities/Concerns/Things Not Wanted</p>	<ul style="list-style-type: none"> • CCRi could offer more courses for the community. • Currently they do not offer any degrees. Other CCRi's in Lincoln, etc. offer degrees. Curriculum needs to help community get trained with a degree in technology, languages, trades, etc. • No more shelters • No YMCA-style fitness centers that are too expensive • No more parking lots (opt for more efficient ways to park: underground, etc.) • No more take up of land by the Hospitals • No more bikepaths (on narrow roads they are inefficient, everywhere else they block businesses) • No useless/wasteful interim uses for the site while waiting for construction 	

	<ul style="list-style-type: none"> • No soulless architecture that looks like it could be placed anywhere • The Hospitals (have not proven to be good neighbors) • Prairie Avenue is prone to flooding <ul style="list-style-type: none"> ○ General higher-quality stormwater management is wanted • There is cautious optimism about this project <ul style="list-style-type: none"> ○ Some residents feel as though the city has not proven itself to be a good, reliable partner ○ There are concerns about the lengthy timeline involved with getting the site fully developed • For populations displaced to this neighborhood, there is a feeling of out-of-placeness that this building/site can strive to ameliorate 	
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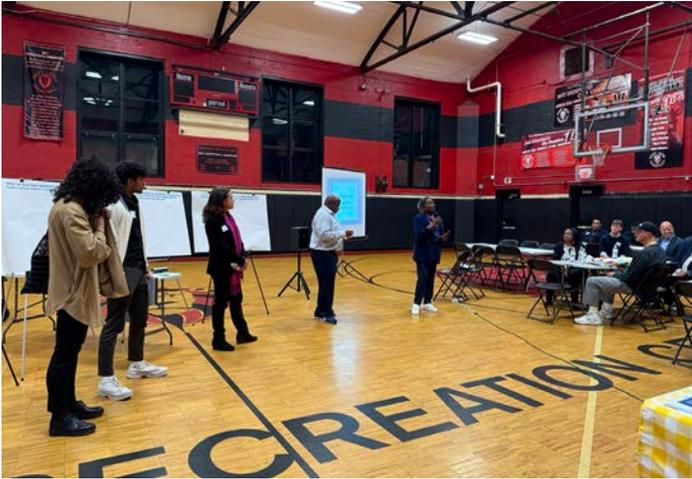
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A.1 WORKSHOP 1 BOARDS

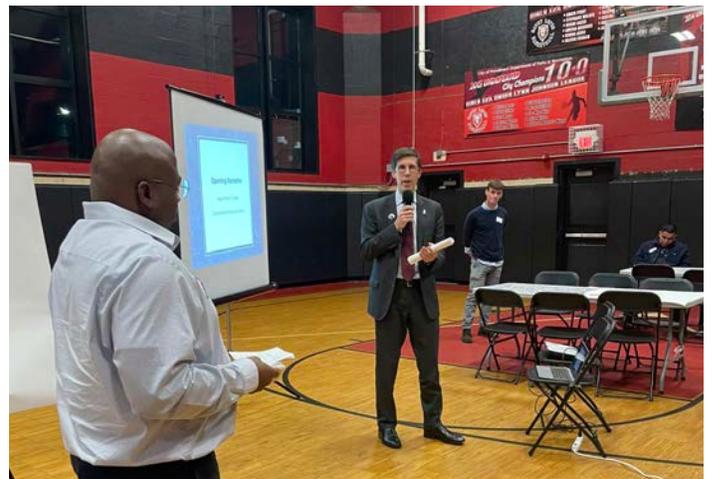


COMMUNITY ASSETS BOARD 1

A.1 WORKSHOP 1 PHOTOGRAPHY



WORKSHOP 1 PRESENTATION

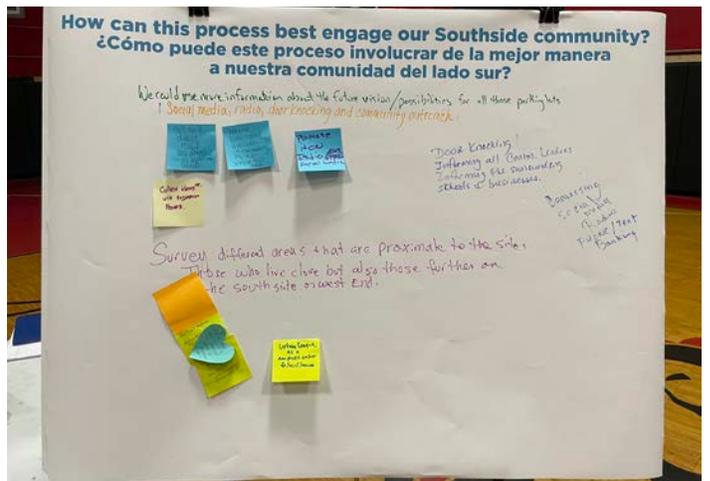




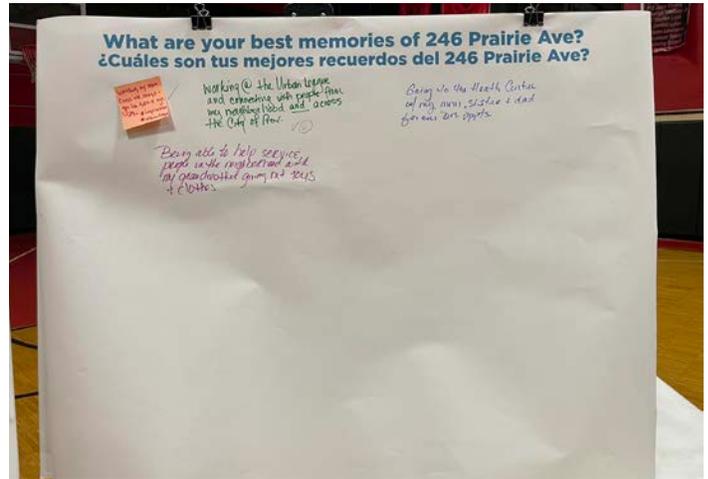
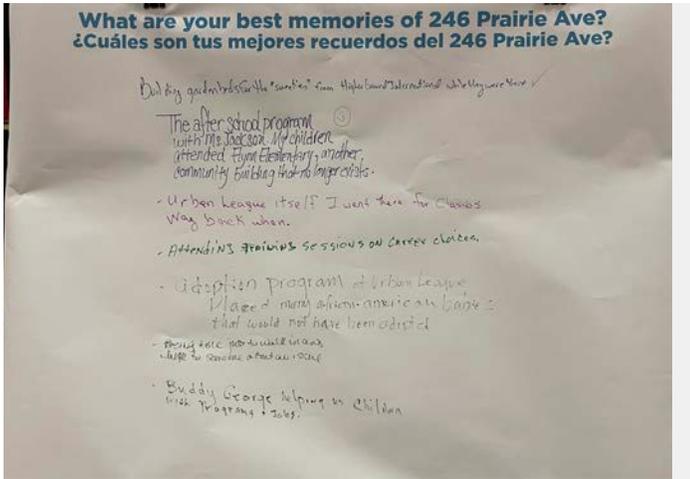
WORKSHOP 1 COMMUNITY DISCUSSION



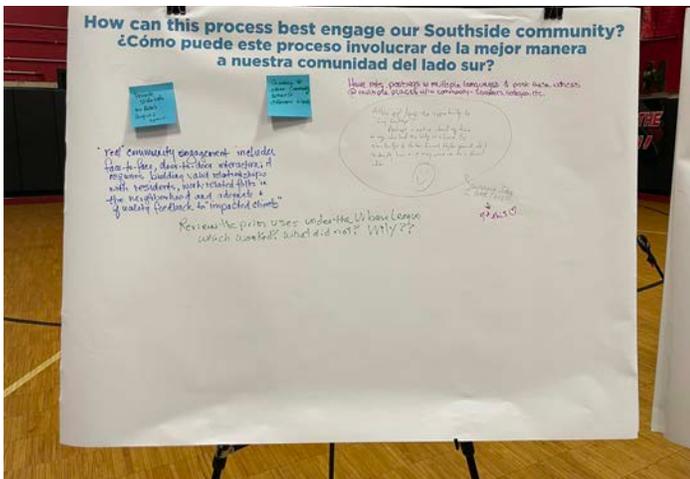
WORKSHOP 1 ACTIVITY STATIONS



WORKSHOP 1 COMMUNITY INPUT



WORKSHOP 1 COMMUNITY INPUT



A.2 WORKSHOP 2 MEETING MINUTES

STUDIO ENÉE

129 Kingston Street, 3rd Flr
 Boston, MA 02111
 t. 617.701.7042
www.studioEnée.com

Meeting Minutes

Project: 246 Prairie Ave Redevelopment Study
Subject: **Community Workshop #2**
Date: November 12, 2024, 6:00pm-8:00pm in person at the Davey Lopes Center
By: Studio Enee team

Attendees:

Name, Title	Title	Company
Joe Mulligan (JM)		City of Providence
Tim Shea (TS)		City of Providence
Dwayne Keys (DK)		D Key Solution
Jose Soliva (JS)	Project Manager	Studio Enée (SE)
Danniely Staback (DS)	Project Architect	Studio Enée (SE)
Andres Jimenez (AJ)	Designer	Studio Enée (SE)
Malav Mehta (MM)	Designer	Studio Enée (SE)
Advisory Group (AG)	-	Community
South Providence Community Members		Community

Distribution:
 None

All Comments By Community Members Unless Otherwise Noted

	Comments	Action By
1.	Wellness & Culture Station	
2.	Economic Development & Programs Station	
3.	<p>Housing Station</p> <p>Community members expressed that there is a general need for housing in the area and that there is currently a lack of housing for populations in need (i.e. Housing for seniors only; and permanently supportive units for more vulnerable populations (veterans, those with disabilities, etc.))</p> <ul style="list-style-type: none"> A minority of community members believe that this specific site may not be best suited to accommodate housing. For example, housing can come with unwanted issues 	

	<p>One of the issues identified is parking, as adding housing would require parking for the units</p> <ul style="list-style-type: none"> • Some believe that the streets are already not conducive to street parking and so adding additional residences may congest already ill-equipped streets • Housing that is transit-oriented is preferred • General concern for the ability of existing infrastructure to handle more people/density <p><u>Other topics discussed:</u></p> <p>What kind of units can be brought in to put people on the path to ownership?</p> <ul style="list-style-type: none"> • Duplex, multi units can allow the owner to live on one floor and rent the other units to the community • Rent-to-own programs • Introducing co-op models and/or different types of ownership <ul style="list-style-type: none"> ○ Creating workforce/technical training programs that would subsidize rent - contingent on participation <ul style="list-style-type: none"> ▪ There was a general belief in housing as a human right, that should not exclude or restrict anyone based on circumstance ○ What is the threshold for affordability? What does affordable mean? <ul style="list-style-type: none"> ▪ Some believed that 30% AMI is an appropriate threshold <p>Green space is a necessary addition to housing</p> <ul style="list-style-type: none"> • Can we introduce courtyard style housing to more smoothly integrate greenspace • Including rooftop gardens as green space • Housing does not preclude greenspace/rooftop gardens <p>Many community members seemed to agree that mixed-use housing would solve both the issues of housing need as well as supporting local business</p> <ul style="list-style-type: none"> • Businesses that pay local taxes bring money into the community • Ground floor businesses/services can allow the community access to things like laundromats • Perhaps this kind of space can accommodate homeownership and/or financial literacy workshops 	
<p>4.</p>	<p>Green Space Station</p> <p>No general discussions recorded. One community member asked to distinguish between public and private green space (i.e. people's rooftops). They also mentioned that provisions of housing should not be unreasonably limited by some people's desire to have more green space.</p>	
<p>5.</p>	<p>Commercial Station</p> <ul style="list-style-type: none"> • Commercial - Retail <ul style="list-style-type: none"> ○ The community appeared less interested in general retail, specialty retail, and coffee shops and restaurants overall compared to the Groceries category. ○ Out of the three, general retail had the most interest by a few extra votes. ○ The community emphasized the need for local business to support the local economy. • Commercial - Grocery <ul style="list-style-type: none"> ○ The community showed a lot of interest in small grocery stores and smaller supermarkets. ○ There was an emphasis on local business and supporting the community. ○ The community also wanted access to fresh and affordable food to address the food desert issue within the neighborhood. 	

6.		
7.		
8.	<p>Process Comments:</p> <ul style="list-style-type: none"> • Beverly Ledbetter (advisory group) asked to have all the materials presented at the workshop printed and available in a packet to the advisory group. She expressed the desire to vet the materials in advance of presenting them to the community • One community member requested that all materials be available on-line, in addition to people's actual comments and photos of the boards. • The same community member questioned why the project was not explicitly connected with existing local efforts: Providence Neighborhood Planting Program, and society/grants for Black History commemoration and sharing (did not catch the exact name) • Several community members were concerned about the way in which the history of the site was approached, asking for the actual and complete story to be honored and shared. (DS) Some ways to address this could be: posting resources on the project website, assembling existing lectures, studies, and even organizing a gathering for oral history sharing that could evolve into the physical "historical" component of the project. • At least two of the participants of the activity posted more stickers than the five (5) allotted to each participant 	
9.	<p>General Comments:</p> <ul style="list-style-type: none"> • One community member noted that OIC, a non-profit group that existed at the CCRI offered job training which would be a helpful program to add to the list. • There is a desire for diverse restaurants in the community as there are few currently. • There is a sentiment for the proposal to represent the community who is there. • One community member noted the Urban League was a safe space for Black residents. • There is a general distrust in the process due to previous experience and history with this site. • Senator Tiara Mack added resources and precedents to learn from such as <ul style="list-style-type: none"> ○ Pawtucket mall with black owned business ○ Hope artist Village ○ Jordan's jungle located in the Historic Mill in Pawtucket ○ The Senator also referenced a document made by the secretary of state which described displaced residents. 	

The foregoing constitutes an understanding of matters observed. Other participants are requested to review these notes and advise in writing of any errors or omissions within two weeks from this date. If no comments are received, concurrence will be assumed.

Activity Tally

Numbers refer to sticker dots placed next to a category or sub-category.

Introduction Station		
South Providence Neighborhood	Comments:	
Assets	<ol style="list-style-type: none"> 1. "Space. Viable Space." 2. "People: -Residents, -Students from local high schools, -commuter workforce" 3. "Location: -95,145,6, -Downtown, Fox Point, South PVD Amenity, -hospitals, social services" 	
Needs *1 vote on traffic concern comment	<ol style="list-style-type: none"> 1. "Social Services, assessable markets/stores" 2. "Job Hub for the youth, counselors, resources" 3. "Concerned about traffic and accessing the location" 4. "Hall of Fame" 	
Wants	<ol style="list-style-type: none"> 1. "I think the space should be a school. (this a kid by the way) Because there's not a lot of schools in this [neighborhood]. Signed Desmond M.W." 	
What are your best memories of 246 Prairie Ave.?	<ol style="list-style-type: none"> 1. "Strip mall/shopping center where stores and social service agencies would be more assessable / laundry mat." 2. "The Allen Berry Health Center" 3. "Commercial Business that meet the needs of the community. (Mkt., Credit unions, etc.)" 	
How can this process best engage our Southside community?	<ol style="list-style-type: none"> 1. "Bring more jobs to the community for the youth as well as elderly." 2. "Neighborhood hub leading to economic prosperity for community." 3. "Youth programs, jobs that will help our community with sky rocketed Rent." 	
Economic Development & Programs		
Economic Development: 6	Why Yes? <ol style="list-style-type: none"> 1. "We need to get back to financial literacy" 2. "Training more than CNA's" 	Why Not?

	<ol style="list-style-type: none"> 3. "Training cyber security, computer programming, e-commerce" 4. "Yes, with focus on benefitting the community via jobs and money spent locally." 5. "Banking" 6. "Blue Jobs. -blue economy" 7. "Trade job training" 	
Community Resource: 3	<p>Why Yes?</p> <ol style="list-style-type: none"> 1. "Empowerment of Black women nonbinary. Sistafire RI needs a building working towards liberation." 2. "Surround approach" 	<p>Why Not?</p> <ol style="list-style-type: none"> 1. "Other local locations could/should be used for this."
Learning & Job Training: 13	<p>Why Yes?</p> <ol style="list-style-type: none"> 1. "Age 21-31. Young men character building." 	<p>Why Not?</p>
<p>Childhood Programs: 14</p> <ul style="list-style-type: none"> • "Daycare / senior housing. Both Needed. Lifespan funded or 'anchored'. Urban League used to provide – gap." 	<p>Why Yes?</p> <ol style="list-style-type: none"> 1. "Day Care! for hospital employees, etc.! & Community residents." 2. "Yes combine. See Below: Stop isolating. Children need elders." 3. "College readiness" 	<p>Why Not?</p>
Youth Programs: 2	<p>Why Yes?</p> <ol style="list-style-type: none"> 1. "Youth Programs to keep the youth engaged." 2. "Yes combine. See below: children need youth." 3. "Youth programs & Jobs!" 	<p>Why Not?</p>
<p>Service for Seniors: 12</p> <ul style="list-style-type: none"> • "Senior Center" • "Senior Service Center" 	<p>Why Yes?</p> <ol style="list-style-type: none"> 1. "Seniors need to keep up with the new technology." 2. "Senior Center. Combat isolation that lends to a host of social issues." 3. "Youthful senior services" 4. "These .. to be .. Intergen Youth senior." 	<p>Why Not?</p>
Wellness and Culture: 4		
<p>Wellness: 5</p> <ul style="list-style-type: none"> • "Yoga Studio, Spin Club, Nutrition Center." • "No YMCA. Small fitness center." 	<p>Why Yes?</p> <ol style="list-style-type: none"> 1. "Learning/Training Education on growing your own foods (gardening)." 2. "Health & Wellness" 3. "Fitness groups, roller skating, walking, cycling" 	<p>Why Not?</p> <ol style="list-style-type: none"> 1. "No to the YMCA because the African community is often left out with limited resources and affordable access to membership."
Gathering Spaces: 2	<p>Why Yes?</p> <ol style="list-style-type: none"> 1. "ESOL Classes for people who live in the community (English, French, Spanish Lads" 2. "Job Training workforce development classes" 	<p>Why Not?</p>

	<ol style="list-style-type: none"> 3. "Job Training: Construction business education" 4. "Commemoration Black History Library." 	
<p>Art and History: 3</p> <ul style="list-style-type: none"> • "Providence Commemoration. Lab is already working on this!" • "There is no public art on southside." • "Area commemorating Urban League." • "Black Heritage Society." 	<p>Why Yes?</p> <ol style="list-style-type: none"> 1. "Add Graphic arts focused on skill development" 2. "History of the area as it pertains to the African American Community" 3. "Healthy Eating on a budget" "Providence Commemoration Lab connect with." 4. "Art is part of development capacity of children & adult." 5. "Can include this w/ other options" 6. "Highlighting previous spaces that are gone: Flynn shopping center, residential homes." 	<p>Why Not?</p>
Housing		
<p>Tenure:</p> <ul style="list-style-type: none"> • Affordable Homeownership (Townhouse?): 1 • Affordable Housing: 1 		
<p>Rental: 6</p>	<p>Why Yes?</p> <ol style="list-style-type: none"> 1. "Rent to own programs" 2. "Coops modeling different type of ownership" 	<p>Why Not?</p> <ol style="list-style-type: none"> 1. "Housing might bring unwanted issues to the site."
<p>Homeownership/Condos: 4</p>	<p>Why Yes?</p>	<p>Why Not?</p>
<p>Affordability: 2</p> <ul style="list-style-type: none"> • Mixed income housing options: 1 • Combination of housing and (commercial) 1 		
<p>Market Rate: 2</p>	<p>Why Yes?</p> <ol style="list-style-type: none"> 1. "Housing should/does not preclude green space rooftop gardens." 2. "Density needed to create more housing" 	<p>Why Not?</p>
<p>Affordable or Mixed Income: 2</p>	<p>Why Yes?</p> <ol style="list-style-type: none"> 1. "Housing for seniors only!" 2. "Housing without restrictions. NO mandated participation housing is a human right." 3. "Look at 30% of AMI and Permanently supportive units as part of unit built." 	<p>Why Not?</p> <ol style="list-style-type: none"> 1. "Incentives to take workforce/technical training that subsidize housing."
<p>Building Type: 5</p> <ul style="list-style-type: none"> • "No Parking minimum up building for housing, Transit oriented development" • "Duplex/multi unites for rental income – in law" 		

<ul style="list-style-type: none"> • “homeownership workshops, financial literacy workshops” • “Neighborhood access to business/services like laundromats” • “Rooftop, gardens, 4 green space.” • “Courtyard style? Housing + Greenspace” • “Streets not suitable for street parking -> how do we create quality spaces without stacking too much?” 		
Mixed Use: 0	Why Yes? 1. “Businesses that pay taxes”	Why Not?
Multifamily: 2	Why Yes?	Why Not? 1. “Can infrastructure sustain multi-family?” 2. “Street parking not acceptable- needs off street + Quality.”
Green Space		
<ul style="list-style-type: none"> • “PNPP is working on this!” • “Providence tree plan already exists” 		
Recreational Laws: 3	Why Yes? 1. “There’s not enough green zones in Providence” 2. “More green zones. Yes open.” 3. “Small green spaces enhance neighborhoods. Providence lacks them.”	Why Not?
Playgrounds: 2, -1	Why Yes? 1. “More safe green spaces for our youth.”	Why Not? 1. “Safety concerns private yard instead.”
Urban Farm & Garden: 4	Why Yes? 1. “Teach indoor farming” 2. “Growing our own food locally will be more important for our climate resiliency.” 3. “Farden incorporated in housing increase green spaces & places to live.”	Why Not? 1. “If you have your own yard, garden there.”
Commercial Station		
Retail		
General retail: 4	Why Yes? 1. “Address this area as a food desert”	Why Not?

	2. "Ensure jobs are created and money spent in the community"	
Specialty Retail: 1	Why Yes? 1. "Yes, if local community"	
Coffee Shops & Restaurants: 1	Why Yes? 1. "Add Library. Mix reading spaces in the community." 2. "Yes, to coffee shop not Seven Stars or Starbucks with sky high prices."	Why Not?
Grocery		
Farmer's Market: 0	Why Yes? 1. "Love the farmer's market but a good one" 2. "With Fresh produce!" 3. "Fresh local. Positive to local economy. Negative of pollution. More corporate. Together"	
Convenience Store: 0		
Supermarket: 4	Why Yes? 1. "Aldi"	Why Not? 1. "No Trader Joe's" 2. "Poor use of space. Black top bank. No, not local. Promotes more pollution."
Small Grocer: 9		

A.2 WORKSHOP 2 PRESENTATION

246 PRAIRIE AVE. REDEVELOPMENT WORKSHOP 2

November 12, 2024



STUDIO ENÉE architects



246 PRAIRIE AVE REDEVELOPMENT WORKSHOP #2 | 11/12/2024

STUDIO ENÉE architects

WORKSHOP 2 AGENDA

TALLER 2 - AGENDA

- Introduction
- Process & Goals
- Workshop 1 Recap – What We Heard
- Site History & Demographics
- Site Analysis



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PROCESS AND GOALS

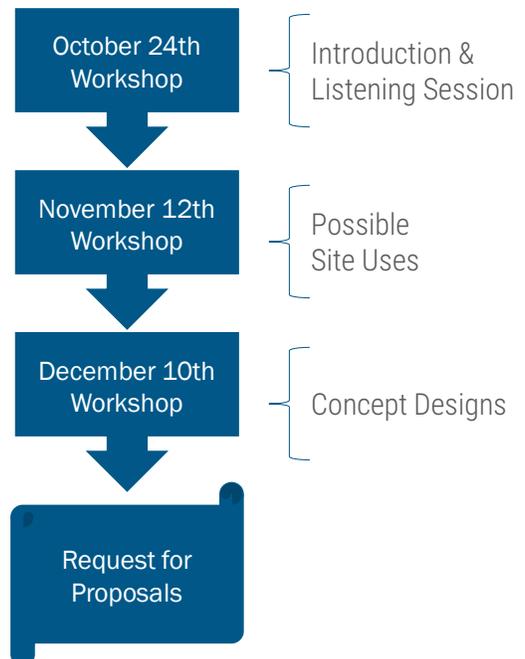
PROCESO Y OBJETIVOS

- The City of Providence is committed to a community process guiding the redevelopment of 246 Prairie Ave.
- Our guiding principles include **transparency & collaboration, listening & respect**, and **long-term community partnership**.
- Our process goals include **community empowerment, transformative development**, and a **financially self-sustaining project**.

PROCESS AND GOALS

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PROJECT TEAM

EQUIPO DEL PROYECTO



Dwayne Keys
Community Facilitator
D Key Solutions



STUDIO ENÉE
Architecture & Design Consultant

COMMUNITY ADVISORY GROUP

GRUPO ASESOR COMUNITARIO

Beverly Ledbetter
Urban League of RI

Ron Crosson
South Prov. Neighborhood Association
& Resident

Harold Metts
Fmr State Senator & Resident

Ruben Ogando
Business Owner & Resident

Margaret DeVos
Southside Community Land Trust

Shane Lee
Nonviolence Institute

Silaphone Nhongvongsouthy
PVD Housing & Human Services

Madeline Burke
CCRI Liston Campus

WORKSHOP 1 RECAP

RESUMEN DEL TALLER 1



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WORKSHOP 1 QUESTIONS

PREGUNTAS DEL TALLER 1

- What are your best memories of 246 Prairie Ave?
- How can this process best engage our Southside community?
- What are our community's assets?
- What are our community's needs?
- What are our community's wants?



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WORKSHOP 1 RECAP – PROCESS SUGGESTIONS

RESUMEN DEL TALLER 1 - SUGERENCIAS DE PROCESO

- Commemorate site history --> Event in planning for early 2025
- Ensure pest control pre-demolition --> staff toured property to confirm pest control
- Online engagement options --> Online survey in development
- Strengthen minority / local business contracting --> to be incentivized in RFP



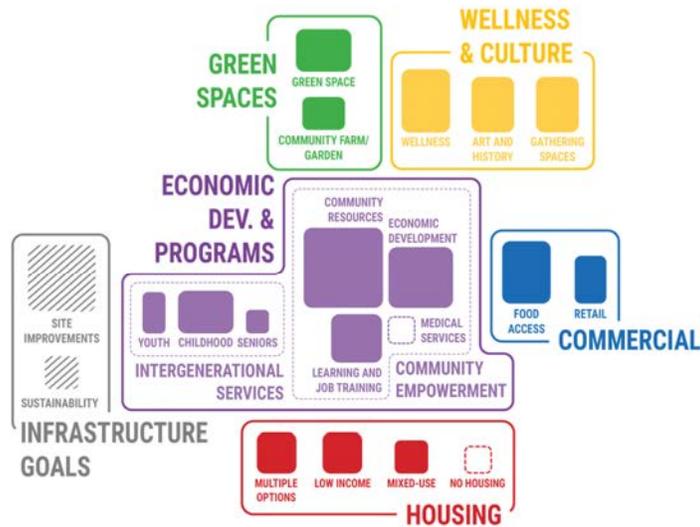
WORKSHOP 1 RECAP – COMMUNITY ASSETS

RESUMEN DEL TALLER 1 - BIENES COMUNITARIOS



WORKSHOP 1 – COMMUNITY WANTS & NEEDS

TALLER 1 - DESEOS Y NECESIDADES DE LA COMUNIDAD



HISTORY AND DEMOGRAPHICS

HISTORIA Y DATOS DEMOGRÁFICOS

SOUTHSIDE – NEIGHBORHOOD BUILDINGS

SOUTHSIDE - EDIFICIOS DEL VECINDARIO



Central High School



Bell Funeral Home



Southside Cultural Center



Community College Of Rhode Island (CCRI)



Davey Lopes Center



Old Temple Beth El

SOUTHSIDE – DEMOGRAPHICS

SOUTHSIDE – DATOS DEMOGRÁFICOS

1970

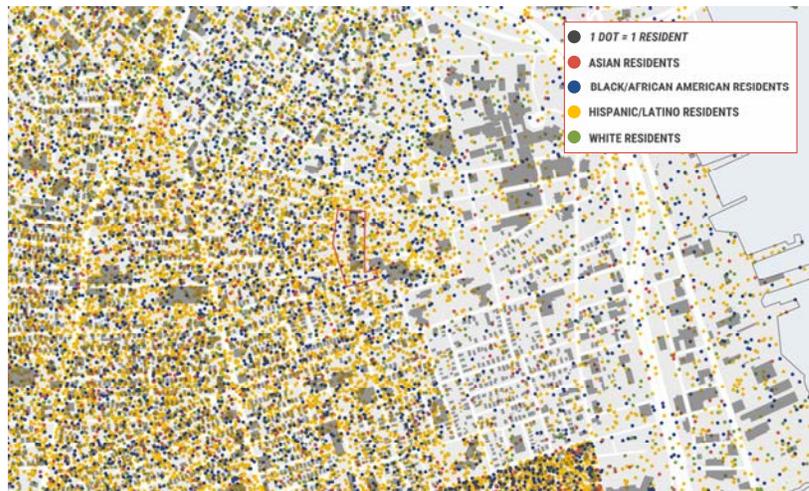
- White Population: 63%
- Non-White Population: 37%

2012

- Asian: 4%
- White: 12%
- Black/African American: 17%
- Latino/Hispanic: 63%

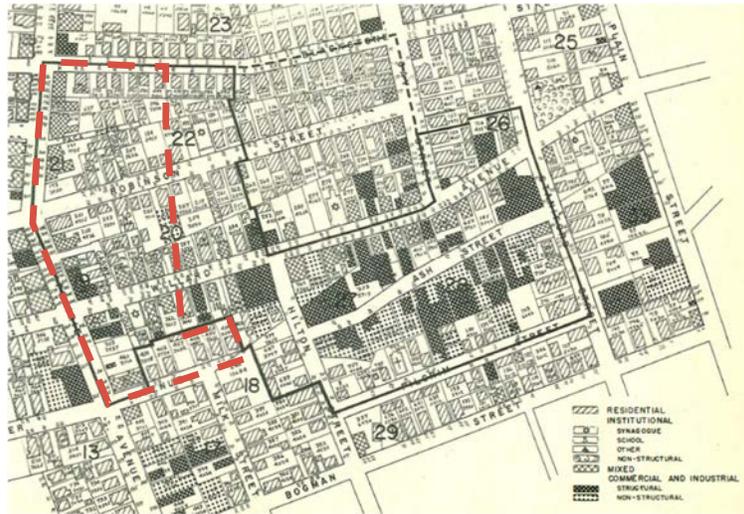
2020

- Asian: 4%
- Black/African American: 13% (-4%)
- Latino/Hispanic: 70% (+7%)
- White: 10% (-2%)



SITE HISTORY PRE-1950

EL SITIO ANTES DE 1950



Roderick Taylor Background Research



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SITE HISTORY OVER TIME

EL SITIO A TRAVES DEL TIEMPO



1962



1981



2008



2023

Uconn SRA Presentation Background Research



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SITE HISTORY OVER TIME

EL SITIO A TRAVES DEL TIEMPO



1947 Willard Ave.



1979 Lockwood St.



2007 Broad St. & Sumter St.



2023 Broad St. & Plenty St.

Providence
Redevelopment Authority
Google Maps



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SITE HISTORY - URBAN LEAGUE OF RHODE ISLAND

EL SITIO - LA LIGA URBANA DE RHODE ISLAND



Boston Globe

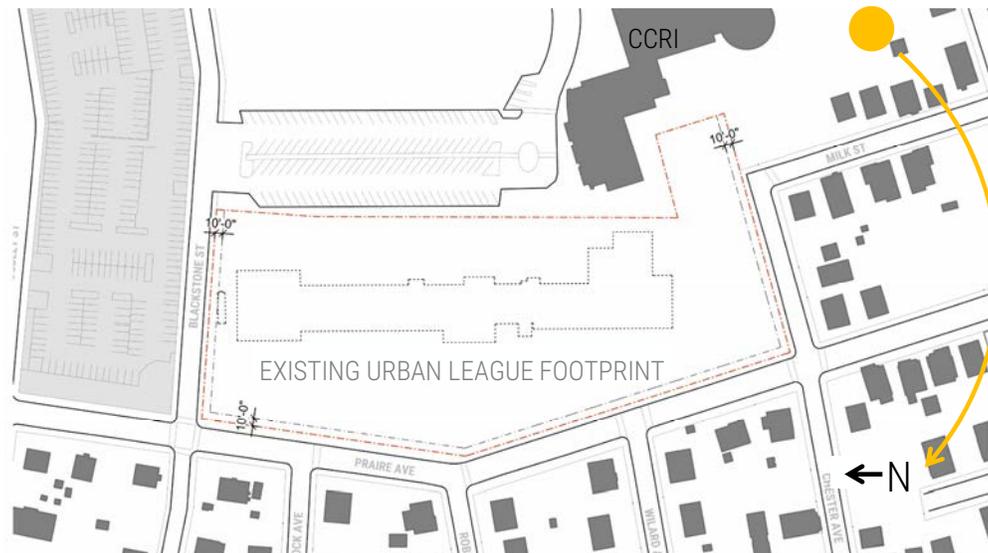


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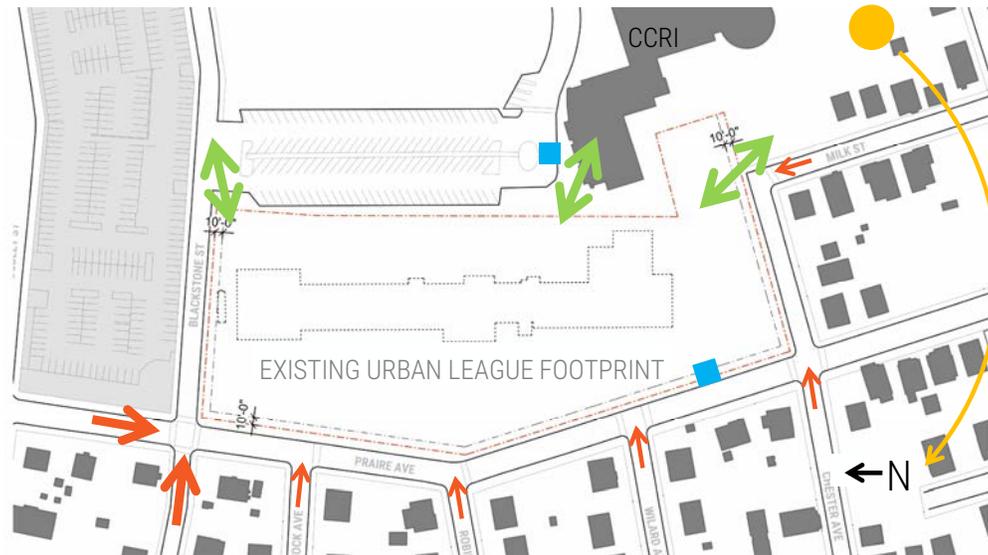
SITE ANALYSIS

HOW SHOULD WE CONSIDER SUNLIGHT? ¿CÓMO DEBEMOS CONSIDERAR LA LUZ DEL SOL?



HOW SHOULD WE CONSIDER ACCESS?

¿CÓMO DEBEMOS CONSIDERAR EL ACCESO?



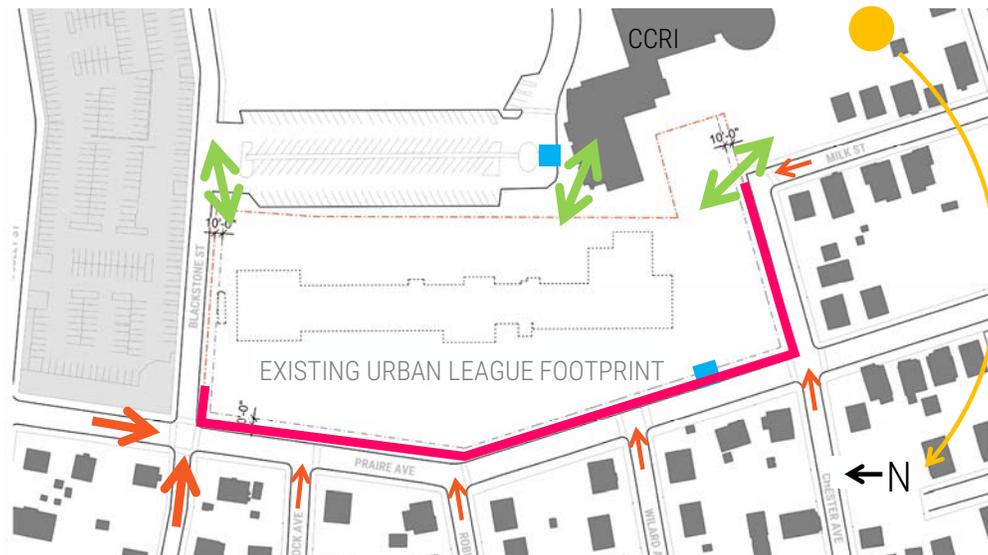
CITY OF PROVIDENCE

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HOW DO WE CONSIDER CONNECTION TO PROPERTIES?

¿CÓMO CONSIDERAMOS LA CONEXIÓN CON EL VECINDARIO?



CITY OF PROVIDENCE

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WORKSHOP 2 STATIONS

TALLER 2 - ESTACIONES



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STATION 1 – SITE INFORMATION

ESTACIÓN 1 - INFORMACIÓN DEL SITIO

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024

SOUTH PROVIDENCE NEIGHBORHOOD COMUNIDAD DE SOUTH PROVIDENCE

ASSETS ACTIVOS	NEEDS NECESIDADES	WANTS DESEOS

WHAT ARE YOUR BEST MEMORIES OF 246 PRAIRIE AVE.?
¿CUALES SON TUS MEJORES RECUERDOS DEL 246 AVE. PRAIRIE?

HOW CAN THIS PROCESS BEST ENGAGE OUR SOUTHSIDE COMMUNITY? ¿CÓMO PODEMOS INVOLUCRAR DE MEJOR MANERA A LA COMUNIDAD DURANTE ESTE PROCESO?



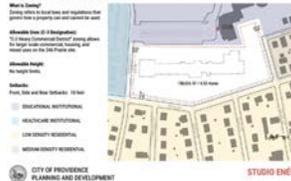
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SITE INFORMATION / INFORMACIÓN DEL SITIO



ZONING / ZONIFICACIÓN



STUDIO ENÉE

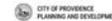
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ADDITIONAL FEEDBACK / COMENTARIOS ADICIONALES

DO YOU HAVE ANY SPECIFIC CONCERNS?
¿HAY ALGO QUE TE CAUSE PREOCUPACION?

ARE THERE THINGS YOU WOULD NOT WANT TO SEE?
¿HAY ALGO QUE NO DESEARIAS VER EN EL SITIO?

IS THERE SOMETHING MISSING FROM THE THEMES AND CATEGORIES SHOWN?
¿QUEDA ALGUN TEMA O CATEGORIA QUE NO HAYA SIDO MENCIONADO?



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STATION 2 – ECONOMIC DEVELOPMENT & PROGRAMS

ESTACIÓN 2 - DESARROLLO ECONÓMICO Y PROGRAMAS

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024

ECONOMIC DEVELOPMENT & PROGRAMS

DESARROLLO ECONÓMICO Y PROGRAMAS

ENRICH MICROBIZ - Help for small business owners, including financial, market, sales, and general business advice and products.
BUSINESS INCUBATOR - Program giving early stage companies access to resources, services and support to help them get established.
IMPACT FUND - A space to engage community agencies and neighborhood groups to offer a range of activities, programs, and services.

ECONOMIC DEVELOPMENT / DESARROLLO ECONÓMICO

What we heard...

- Community hub and development (local level)
- Commercial hub, cash-on-hand (with attention to micro-businesses)
- Specialized needs
- Business incubator space
- Business incubator
- Commercial development with street
- Bring more back to the community
- MSB (micro-business and development)

What we heard...

- Information center
- One-stop community resource center
- Information hub (sharing info, with applications)
- Community-led information hub
- "Neighborhood help"
- Drop and shop for consulting (MSB)
- Micro-business hub
- Community organization hub

What we heard...

- Open to other classes for the community
- Adult learning
- Immersion class
- Practical skills education
- Coaching program
- Link (MSB) with the public sector
- Workforce development
- Job training

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT | STUDIO ENÉE

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ECONOMIC DEVELOPMENT & PROGRAMS

COMMUNITY EMPOWERMENT

EMPODERAMIENTO COMUNITARIO

ECONOMIC DEVELOPMENT / DESARROLLO ECONÓMICO

WHY YES? ¿POR QUÉ SÍ? | WHY NOT? ¿POR QUÉ NO?

COMMUNITY RESOURCE / RECURSOS PARA LA COMUNIDAD

WHY YES? ¿POR QUÉ SÍ? | WHY NOT? ¿POR QUÉ NO?

LEARNING & JOB TRAINING / CAPACITACIÓN LABORAL

WHY YES? ¿POR QUÉ SÍ? | WHY NOT? ¿POR QUÉ NO?

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT | STUDIO ENÉE



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STATION 2 – ECONOMIC DEVELOPMENT & PROGRAMS

ESTACIÓN 2 - DESARROLLO ECONÓMICO Y PROGRAMAS

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ECONOMIC DEVELOPMENT & PROGRAMS

DESARROLLO ECONÓMICO Y PROGRAMAS

What we heard...

- Support Affordable Housing
- Support
- Children
- Safe and stable supported for children
- Youth engagement programs
- Services for the youth
- Services for Black seniors

CHILDHOOD PROGRAMS / PROGRAMAS PARA LA NIÑEZ

What we heard...

- Day care
- Support for Children / After-school Programs

YOUTH PROGRAMS / PROGRAMAS PARA LOS JÓVENES

What we heard...

- Youth Services
- Youth Engagement Programs

SERVICES FOR SENIORS / SERVICIOS A ADULTOS MAYORES

What we heard...

- Services for Seniors

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT | STUDIO ENÉE

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ECONOMIC DEVELOPMENT & PROGRAMS

INTERGENERATIONAL SERVICES / SERVICIOS INTERGENERACIONALES

CHILDHOOD PROGRAMS / PROGRAMAS PARA LA NIÑEZ

WHY YES? ¿POR QUÉ SÍ? | WHY NOT? ¿POR QUÉ NO?

YOUTH PROGRAMS / PROGRAMAS PARA LOS JÓVENES

WHY YES? ¿POR QUÉ SÍ? | WHY NOT? ¿POR QUÉ NO?

SERVICES FOR SENIORS / PARA ADULTOS MAYORES

WHY YES? ¿POR QUÉ SÍ? | WHY NOT? ¿POR QUÉ NO?

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT | STUDIO ENÉE



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STATION 3 – WELLNESS & CULTURE

ESTACIÓN 3 – BIENESTAR Y CULTURA

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WELLNESS AND CULTURE BIENESTAR Y CULTURA

What we heard...

- Wellness space
- Health and wellness
- Wellness space for community
- Health
- Open / quiet / space for physical activity
- Recreation
- Facilities: extension of medical center and
- Recreation office
- Community gathering places for social and educational activities with open room flexibility
- Community meet space

WELLNESS / BIENESTAR

Meditation / Health Physical Activity

GATHERING SPACES / ESPACIOS DE REUNIÓN

Large Events Smaller Meetings & Classes Seating Areas

ART AND HISTORY / HISTORIA Y ARTE

Art Displays Display of Site History and Black History

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT STUDIO ENÉE

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WELLNESS AND CULTURE BIENESTAR Y CULTURA

WELLNESS / BIENESTAR

WHY YES? ¿POR QUÉ SÍ? **WHY NOT? ¿POR QUÉ NO?**

GATHERING SPACES / ESPACIOS DE REUNIÓN

WHY YES? ¿POR QUÉ SÍ? **WHY NOT? ¿POR QUÉ NO?**

ART AND HISTORY / HISTORIA Y ARTE

WHY YES? ¿POR QUÉ SÍ? **WHY NOT? ¿POR QUÉ NO?**

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT STUDIO ENÉE



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STATION 4 – HOUSING

ESTACIÓN 4 - VIVIENDA

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HOUSING / VIVIENDA

HOUSING MODELS / MODELOS DE VIVIENDA

CO-OP: Non-profit housing where tenants have a share of ownership in the building they live in, share property ownership, and maintain it.

AFFORDABLE HOUSING: Housing that is affordable for households with low and moderate incomes.

LOW INCOME HOUSING: Housing for a household with income 50% - 80% of the median income of an area.

MIXED INCOME HOUSING: Housing that combines housing with various rents, typically a conventional one.

MULTI-FAMILY HOUSING: Residential property that contains multiple housing units, such as apartments, condominiums, duplexes, triplexes, or quadruplexes.

MIXED INCOME HOUSING: A property with multiple housing units with rents or lease prices intended for a mix of income levels.

TENURE / TENENCIA

- RENTAL:**
 - No housing
 - Flexibility options
 - Low income housing
 - Affordable (rental/ownership) (rental/ownership)
 - Flexibility options
 - No high costs
 - Wellness housing
- HOMEOWNERSHIP / CONDOMIOS**

What we heard...

- No housing
- Flexibility options
- Low income housing
- Affordable (rental/ownership) (rental/ownership)
- Flexibility options
- No high costs
- Wellness housing

AFFORDABILITY / ASEQUIBILIDAD

- MARKET RATE**
- AFFORDABLE**
- MIXED INCOME**

What we heard...

- Housing that is flexible and mixed
- Mixed income housing options
- Mixed use - housing and commercial
- Contribution of housing and government

BUILDING TYPE / TIPO DE VIVIENDA

- MIXED USE**
- MULTIFAMILY**

THINGS TO CONSIDER...

- All housing requires some parking spaces per unit
- All housing requires back of house services
- anything
- health
- building deck

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT STUDIO ENÉE

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HOUSING / VIVIENDA

RENTAL / RENTA **HOMEOWNERSHIP / PROPIEDAD**

WHY YES? ¿POR QUÉ SÍ? **WHY NOT? ¿POR QUÉ NO?** **WHY YES? ¿POR QUÉ SÍ?** **WHY NOT? ¿POR QUÉ NO?**

MARKET RATE / TASA DE MERCADO **AFFORDABLE OR MIXED INCOME / ASEQUIBLE O INGRESO MIXTO**

WHY YES? ¿POR QUÉ SÍ? **WHY NOT? ¿POR QUÉ NO?** **WHY YES? ¿POR QUÉ SÍ?** **WHY NOT? ¿POR QUÉ NO?**

MIXED USE / USO MIXTO **MULTIFAMILY / MULTIFAMILIAR**

WHY YES? ¿POR QUÉ SÍ? **WHY NOT? ¿POR QUÉ NO?** **WHY YES? ¿POR QUÉ SÍ?** **WHY NOT? ¿POR QUÉ NO?**

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT STUDIO ENÉE



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STATION 5 - GREEN SPACE

ESTACIÓN 5 - ÁREAS VERDES

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GREEN SPACE / ÁREAS VERDES

What we heard...

- Green space
- Green walls
- Green roof

Design and landscaping

- Community garden
- Water feature

COMMUNITY GARDEN - A shared space where a community can grow and harvest plants.

URBAN FARM - Planting and cultivating of fresh foods in the urban environment.

RECREATIONAL LAWNS / ESPACIO RECREATIVO EXTERIOR




Green Lawn Aerial View | Green Lawn Street View

PLAYGROUNDS / JUEGOS PARA NIÑOS




Children's Playground Aerial View | Children's Playground Street View

URBAN FARM & GARDEN / JARDÍN COMUNITARIO




Community Garden Aerial View | Community Garden Street View

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT | STUDIO ENÉE

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024
GREEN SPACE / ÁREAS VERDES

RECREATIONAL LAWN / ESPACIO RECREATIVO EXTERIOR

WHY YES? ¿POR QUÉ SÍ? | **WHY NOT? ¿POR QUÉ NO?**

PLAYGROUNDS / JUEGOS PARA NIÑOS

WHY YES? ¿POR QUÉ SÍ? | **WHY NOT? ¿POR QUÉ NO?**

URBAN FARM & GARDEN / JARDÍN COMUNITARIO

WHY YES? ¿POR QUÉ SÍ? | **WHY NOT? ¿POR QUÉ NO?**

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT | STUDIO ENÉE



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STATION 6 - COMMERCIAL - FOOD ACCESS

ESTACIÓN 6 - COMERCIO - ACCESO A LOS ALIMENTOS

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COMMERCIAL / COMERCIO
FOOD ACCESS / ACCESO A LOS ALIMENTOS

What we heard...

- Outdoor space
- Food court
- Outdoor seating

Market

- Quality
- Convenience

FARMER'S MARKET / MERCADO AL EXTERIOR




Farmer's Market Aerial View | Farmer's Market Street View

CONVENIENCE STORE / TIENDA SURTIDA PEQUEÑA




Convenience Store Aerial View | Convenience Store Street View

SMALL GROCER / MERCADO PEQUEÑO




Small Grocer Aerial View | Small Grocer Street View

SUPERMARKET / SUPERMERCADO PEQUEÑO




Supermarket Aerial View | Supermarket Street View

THINGS TO CONSIDER...

- Do you have the permits, licenses, and approvals for:
 - Outdoor seating
 - Food court
 - Food service
 - Bar/BBQ

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT | STUDIO ENÉE

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024
COMMERCIAL / COMERCIO

FARMER'S MARKET / MERCADO AL EXTERIOR

WHY YES? ¿POR QUÉ SÍ? | **WHY NOT? ¿POR QUÉ NO?**

SMALL GROCER / MERCADO PEQUEÑO

WHY YES? ¿POR QUÉ SÍ? | **WHY NOT? ¿POR QUÉ NO?**

CONVENIENCE STORE / TIENDA SURTIDA PEQUEÑA

WHY YES? ¿POR QUÉ SÍ? | **WHY NOT? ¿POR QUÉ NO?**

SUPERMARKET / SUPERMERCADO PEQUEÑO

WHY YES? ¿POR QUÉ SÍ? | **WHY NOT? ¿POR QUÉ NO?**

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT | STUDIO ENÉE



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STATION 6 – COMMERCIAL – RETAIL & RESTAURANTS

ESTACIÓN 6 - COMERCIO - VENTA MINORITA Y RESTAURANTES

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024

COMMERCIAL / COMERCIO

What we found:

- Commercial
- Retail
- Restaurants

GENERAL RETAIL / TIENDA DE VENTA MINORISTA

GENERAL RETAIL. Businesses that cater to a wide range of goods to the public for immediate use.

SPECIALTY RETAIL. Retail businesses that focus on specific product categories or niche markets.

THINGS TO CONSIDER...
The larger the store, more space will be available for:

- parking spaces
- walk ways
- bike storage
- parking

General Retail Exterior General Retail Interior

Specialty Retail Exterior Specialty Retail Interior

COFFEE SHOPS & RESTAURANTS
CAFÉS Y RESTAURANTES

Coffee Shop Exterior Restaurant Interior

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT STUDIO ENÉE

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COMMERCIAL / COMERCIO

GENERAL RETAIL / TIENDA DE VENTA MINORISTA

WHY YES? ¿POR QUÉ SÍ? WHY YES? ¿POR QUÉ NO?

SPECIALTY RETAIL / TIENDA ESPECIALIZADA

WHY YES? ¿POR QUÉ SÍ? WHY YES? ¿POR QUÉ NO?

COFFEE SHOPS & RESTAURANTS
CAFÉS Y RESTAURANTES

WHY WHY YES? ¿POR QUÉ WHY YES? ¿POR QUÉ NO?

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT STUDIO ENÉE



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NEXT STEPS

PRÓXIMOS PASOS

- Station Activities
- Discussion
- Overall Schedule
- Next Meeting: Workshop 3, December 10 – Concept Designs



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A.2 WORKSHOP 2 BOARDS

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WORKSHOP 2 AGENDA

AGENDA DEL TALLER 2

INTRODUCTION / INTRODUCCIÓN

WORKSHOP 1 RECAP / RESUMEN DEL TALLER 1



PROCESS & GOALS / PROCESO Y OBJETIVOS

UNDERSTAND OUR COMMUNITY'S PRIORITIES

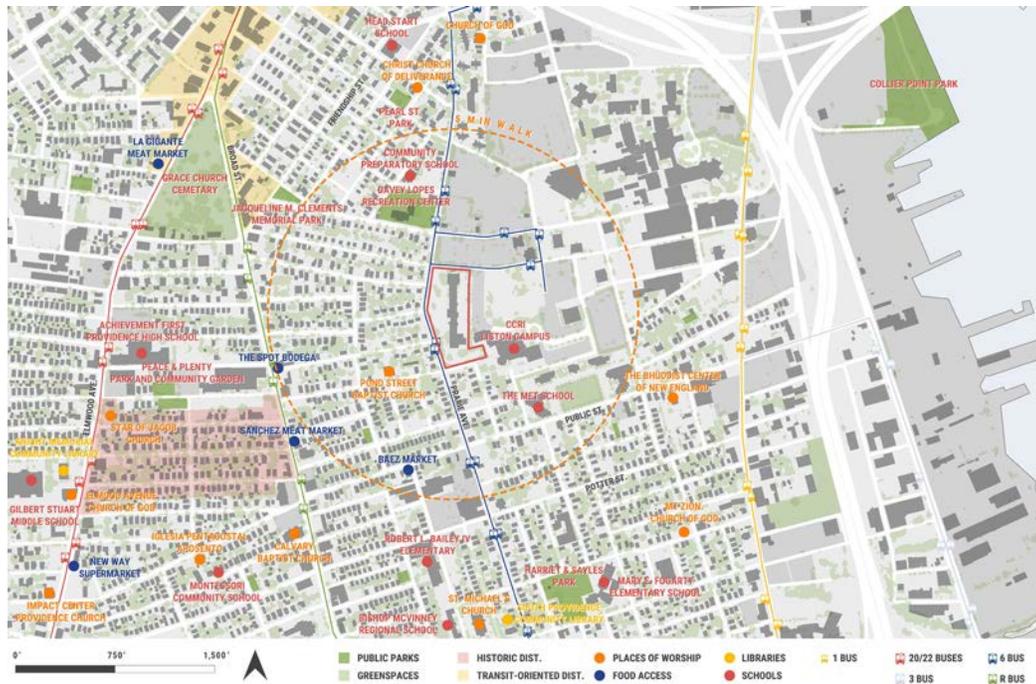
BETTER DEFINE OUR COMMUNITY'S NEEDS AND WANTS



246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024



SITE INFORMATION / INFORMACIÓN DEL SITIO



ZONING / ZONIFICACIÓN

What is Zoning?

Zoning refers to local laws and regulations that govern how a property can and cannot be used.

Allowable Uses (C-3 Designation):

The C-3 Heavy Commercial District zoning allows for larger scale commercial, housing, and mixed uses on the 246 Prairie site. The City is open to revising the zoning of this property if it does not align with the community's vision.

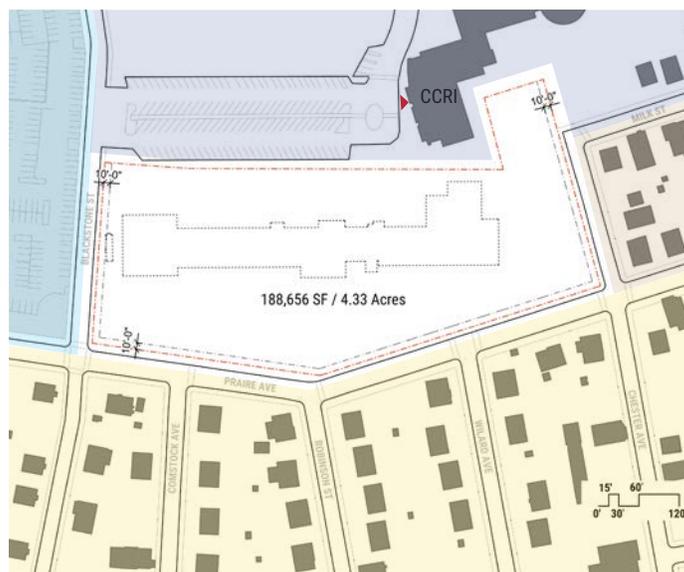
Allowable Height:

No minimum. Maximum is 50 feet, not to exceed four stories, with 'height bonuses' possible if a developer provides desirable amenities.

Setbacks:

Front, Side and Rear Setbacks: 10 feet

- EDUCATIONAL INSTITUTIONAL
- HEALTHCARE INSTITUTIONAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL



246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024



SOUTH PROVIDENCE NEIGHBORHOOD
COMUNIDAD DE SOUTH PROVIDENCE

ASSETS
ACTIVOS

NEEDS
NECESIDADES

WANTS
DESEOS

WHAT ARE YOUR BEST MEMORIES OF 246 PRAIRIE AVE.?
¿CUÁLES SON TUS MEJORES RECUERDOS DEL 246 AVE. PRAIRIE?

HOW CAN THIS PROCESS BEST ENGAGE OUR SOUTHSIDE COMMUNITY? ¿CÓMO PODEMOS INVOLUCRAR DE MEJOR MANERA A LA COMUNIDAD DURANTE ESTE PROCESO?



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PLANNING AND DEVELOPMENT

STUDIO ENÉE

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ADDITIONAL FEEDBACK / COMENTARIOS ADICIONALES

DO YOU HAVE ANY SPECIFIC CONCERNS?
¿HAY ALGO QUE TE CAUSE PREOCUPACIÓN?

ARE THERE THINGS YOU WOULD NOT WANT TO SEE?
¿HAY ALGO QUE NO DESEARIAS VER EN EL SITIO?

**IS THERE SOMETHING MISSING FROM THE THEMES
AND CATEGORIES SHOWN?**
¿QUEDA ALGUN TEMA O CATEGORÍA QUE NO HAYA SIDO
MENCIONADO?



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PLANNING AND DEVELOPMENT

STUDIO ENÉE

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ECONOMIC DEVELOPMENT & PROGRAMS DESARROLLO ECONÓMICO Y PROGRAMAS

CREDIT UNION : Not-for-profit financial institution accepting deposits, makes loans, and provides financial services and products.

BUSINESS INCUBATOR : Program giving early-stage companies access to mentorship, investors and support to help them get established.

SERVICES HUB : A space to organize community agencies and neighborhood groups to offer a range of activities, programs, and services.

ECONOMIC DEVELOPMENT / DESARROLLO ECONÓMICO



Credit Union



Business Incubator

What we heard...

- Financial help and empowerment (credit union)
- Commercial hub - credit union (with attention to socio-economic needs)
- Generational wealth
- Business incubator space
- Business incubator
- Commercial development with stores
- Bring money back to the community
- MBE/WBE contractors and developers

COMMUNITY RESOURCES / RECURSOS PARA LA COMUNIDAD



Service and Information Hub



Resources

What we heard...

- Information center
- One-stop community resources center
- Information hub - sharing info, with applications
- Community- led information hub
- "Resiliency hub"
- Stop and shop for everything (hub)
- Human-centered hub
- Community organizations hub

LEARNING & JOB TRAINING / CAPACITACIÓN LABORAL



Expanding Educational Programs/CCRI



Workforce Development

What we heard...

- Space to offer classes for the community
- Adult learning
- Improving CCRI
- Provide more education
- Creating degrees
- Link CCRI with the private sector
- Workforce development
- Job training



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PLANNING AND DEVELOPMENT

STUDIO ENÉE

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ECONOMIC DEVELOPMENT & PROGRAMS

COMMUNITY EMPOWERMENT EMPODERAMIENTO COMUNITARIO

ECONOMIC DEVELOPMENT / DESARROLLO ECONÓMICO

WHY YES? ¿POR QUÉ SÍ?

WHY NOT? ¿POR QUÉ NO?

COMMUNITY RESOURCE / RECURSOS PARA LA COMUNIDAD

WHY YES? ¿POR QUÉ SÍ?

WHY NOT? ¿POR QUÉ NO?

LEARNING & JOB TRAINING / CAPACITACIÓN LABORAL

WHY YES? ¿POR QUÉ SÍ?

WHY NOT? ¿POR QUÉ NO?



CITY OF PROVIDENCE
PLANNING AND DEVELOPMENT

STUDIO ENÉE

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ECONOMIC DEVELOPMENT & PROGRAMS DESARROLLO ECONÓMICO Y PROGRAMAS

What we heard...

- Daycare! Affordable daycare!
- Daycare
- Childcare
- Safe and reliable supported for children
- Youth empowerment programs
- Services for the youth
- Services for black seniors

CHILDHOOD PROGRAMS / PROGRAMAS PARA LA NIÑEZ



Day Care



Support for Children / Afterschool Programs

YOUTH PROGRAMS / PROGRAMAS PARA LOS JÓVENES



Youth Services



Youth Empowerment Programs

SERVICES FOR SENIORS / SERVICIOS A ADULTOS MAYORES



Services for Seniors



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ECONOMIC DEVELOPMENT & PROGRAMS

INTERGENERATIONAL SERVICES / SERVICIOS INTERGENERACIONALES

CHILDHOOD PROGRAMS / PROGRAMAS PARA LANIÑEZ

WHY YES? ¿POR QUÉ SÍ?

WHY NOT? ¿POR QUÉ NO?

YOUTH PROGRAMS / PROGRAMAS PARA LOS JÓVENES

WHY YES? ¿POR QUÉ SÍ?

WHY NOT? ¿POR QUÉ NO?

SERVICES FOR SENIORS / PARA ADULTOS MAYORES

WHY YES? ¿POR QUÉ SÍ?

WHY NOT? ¿POR QUÉ NO?



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PLANNING AND DEVELOPMENT

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WELLNESS AND CULTURE BIENESTAR Y CULTURA

What we heard...

- Meditation space
- Health and wellness
- Wellness space for community
- YMCA
- Gym / pool / space for physical activity
- No medical
- No further expansion of medical center and
- physicians office
- Community gathering place for social and educational activities with up to date technology
- Community event space

WELLNESS / BIENESTAR



Meditation / Health



Physical Activity

GATHERING SPACES / ESPACIOS DE REUNIÓN



Large Events



Smaller Meetings & Classes



Seating Areas

ART AND HISTORY / HISTORIA Y ARTE



Art Displays



Display of Site History and Black History



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PLANNING AND DEVELOPMENT

STUDIO ENÉE

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024



WELLNESS AND CULTURE

BIENESTAR Y CULTURA

WELLNESS / BIENESTAR

WHY YES? ¿POR QUÉ SÍ?

WHY NOT? ¿POR QUÉ NO?

GATHERING SPACES / ESPACIOS DE REUNIÓN

WHY YES? ¿POR QUÉ SÍ?

WHY NOT? ¿POR QUÉ NO?

ART AND HISTORY / HISTORIA Y ARTE

WHY YES? ¿POR QUÉ SÍ?

WHY NOT? ¿POR QUÉ NO?



CITY OF PROVIDENCE
PLANNING AND DEVELOPMENT

STUDIO ENÉE

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024



HOUSING / VIVIENDA

HOUSING MODELS / MODELOS DE VIVIENDA

CO-OP : Non-profit housing where tenants buy shares of ownership to the building they live in, share property ownership, and maintain it.

AFFORDABLE HOUSING : Housing that is affordable for households with low- and moderate-incomes.

LOW-INCOME HOUSING :Housing for a household with income 50%- 80% of the median income of an area.

MIXED USE HOUSING : Buildings that combine housing with another use, typically a commercial use.

MULTI-FAMILY HOUSING : Residential property that contains multiple housing units, such as apartments, condominiums, duplexes, triplexes, or quadplexes.

MIXED INCOME HOUSING : A property with multiple housing units with rents or home prices intended for a mix of income levels.

TENURE / TENENCIA



• RENTAL

• HOMEOWNERSHIP / CONDOS

What we heard...

- No housing
- Housing options
- Low income housing
- Affordable homeownership (townhouses?)
- Affordable housing
- Housing co-ops
- No high rises
- Workforce housing

AFFORDABILITY / ASEQUIBILIDAD



• MARKET RATE

• AFFORDABLE

• MIXED INCOME

What we heard...

- Housing that is flexible and mixed
- Mixed income housing options
- Mixed use - housing (and groceries)
- Combination of housing and (commercial)

BUILDING TYPE / TIPO DE VIVIENDA



• MIXED USE

• MULTIFAMILY

THINGS TO CONSIDER...

- All housing require one parking space per unit
 All housing require back of house services
- recycling
 - trash
 - loading dock



CITY OF PROVIDENCE
 PLANNING AND DEVELOPMENT

STUDIO ENÉE

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024



HOUSING / VIVIENDA

RENTAL / RENTA

WHY YES?
¿POR QUÉ SÍ?

WHY NOT?
¿POR QUÉ NO?

HOMEOWNERSHIP / PROPIEDAD

WHY YES?
¿POR QUÉ SÍ?

WHY NOT?
¿POR QUÉ NO?

MARKET RATE TASA DE MERCADO

WHY YES?
¿POR QUÉ SÍ?

WHY NOT?
¿POR QUÉ NO?

AFFORDABLE OR MIXED INCOME ASEQUIBLE O INGRESO MIXTO

WHY YES?
¿POR QUÉ SÍ?

WHY NOT?
¿POR QUÉ NO?

MIXED USE / USO MIXTO

WHY YES?
¿POR QUÉ SÍ?

WHY NOT?
¿POR QUÉ NO?

MULTIFAMILY / MULTIFAMILIAR

WHY YES?
¿POR QUÉ SÍ?

WHY NOT?
¿POR QUÉ NO?



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PLANNING AND DEVELOPMENT

STUDIO ENÉE

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024



GREEN SPACE / ÁREAS VERDES

What we heard...

- Green space
- Green space
- Green!! Trees!!
- Green design and landscaping
- Community gardens
- Urban farms

COMMUNITY GARDEN : A shared space where a community can grow and maintain plants.

URBAN FARM : Planting and cultivating of fresh foods in a dense urban setting.

RECREATIONAL LAWNS / ESPACIO RECREATIVO EXTERIOR



Green Lawn Aerial View



Green Lawn Street View

PLAYGROUNDS / JUEGOS PARA NIÑOS



Children's Playground Aerial View



Children's Playground Street View

URBAN FARM & GARDEN / JARDÍN COMUNITARIO



Community Garden Aerial View



Community Garden Street View



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GREEN SPACE / ÁREAS VERDES

RECREATIONAL LAWN / ESPACIO RECREATIVO EXTERIOR

WHY YES? ¿POR QUÉ SÍ?

WHY NOT? ¿POR QUÉ NO?

PLAYGROUNDS / JUEGOS PARA NIÑOS

WHY YES? ¿POR QUÉ SÍ?

WHY NOT? ¿POR QUÉ NO?

URBAN FARM & GARDEN / JARDÍN COMUNITARIO

WHY YES? ¿POR QUÉ SÍ?

WHY NOT? ¿POR QUÉ NO?



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COMMERCIAL / COMERCIO

FOOD ACCESS / ACCESO A LOS ALIMENTOS

What we heard...

- Affordable grocer
- Food access
- Reliable retail food source
- Market
- Grocery
- Small Grocer

FARMER'S MARKET / MERCADO AL EXTERIOR



FOOD DESERT : An area that has limited or no access affordable, healthy food options.

FARMER'S MARKET : A place where local producers of fresh foods and goods can sell their products to the community.

SUPERMARKET : Large-scale seller of foods and goods.

CONVENIENCE STORE / TIENDA SURTIDA PEQUEÑA



SMALL GROCER / MERCADO PEQUEÑO



SUPERMARKET / SUPERMERCADO PEQUEÑO



THINGS TO CONSIDER...

The larger the grocer, more space will be allocated for

- loading docks
- curb cuts
- truck access
- parking



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COMMERCIAL / COMERCIO

FARMER'S MARKET MERCADO AL EXTERIOR

WHY YES?
¿POR QUÉ SÍ?

WHY NOT?
¿POR QUÉ NO?

SMALL GROCER MERCADO PEQUEÑO

WHY YES?
¿POR QUÉ SÍ?

WHY NOT?
¿POR QUÉ NO?

CONVENIENCE STORE TIENDA SURTIDA PEQUEÑA

WHY YES?
¿POR QUÉ SÍ?

WHY NOT?
¿POR QUÉ NO?

SUPERMARKET SUPERMERCADO

WHY YES?
¿POR QUÉ SÍ?

WHY NOT?
¿POR QUÉ NO?



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STUDIO ENÉE

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COMMERCIAL / COMERCIO

What we heard...

- Commerce
- Laundromat
- Restaurants

GENERAL RETAIL : Business that sells a wide range of goods to the public for everyday use.

SPECIALTY RETAIL : Retail business that focuses on a specific product category or niche market.

GENERAL RETAIL / TIENDA DE VENTA MINORISTA



General Retail Exterior



General Retail Interior

THINGS TO CONSIDER...

The larger the store, more space will be allocated for

- loading docks
- curb cuts
- truck access
- parking

SPECIALTY RETAIL / TIENDA ESPECIALIZADA



Specialty Retail Exterior



Specialty Retail Interior

COFFEE SHOPS & RESTAURANTS CAFÉS Y RESTAURANTES



Coffee Shop Exterior



Restaurant Interior



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COMMERCIAL / COMERCIO

GENERAL RETAIL / TIENDA DE VENTA MINORISTA

WHY YES? ¿POR QUÉ SÍ? **WHY NOT?** ¿POR QUÉ NO?

SPECIALTY RETAIL / TIENDA ESPECIALIZADA

WHY YES? ¿POR QUÉ SÍ? **WHY NOT?** ¿POR QUÉ NO?

COFFEE SHOPS & RESTAURANTS
CAFÉS Y RESTAURANTES

WHY YES? ¿POR QUÉ SÍ? **WHY NOT?** ¿POR QUÉ NO?



CITY OF PROVIDENCE
PLANNING AND DEVELOPMENT

STUDIO ENÉE

A.2 WORKSHOP 2 PHOTOGRAPHY



WORKSHOP 2 PRESENTATION





WORKSHOP 2 PRESENTATION



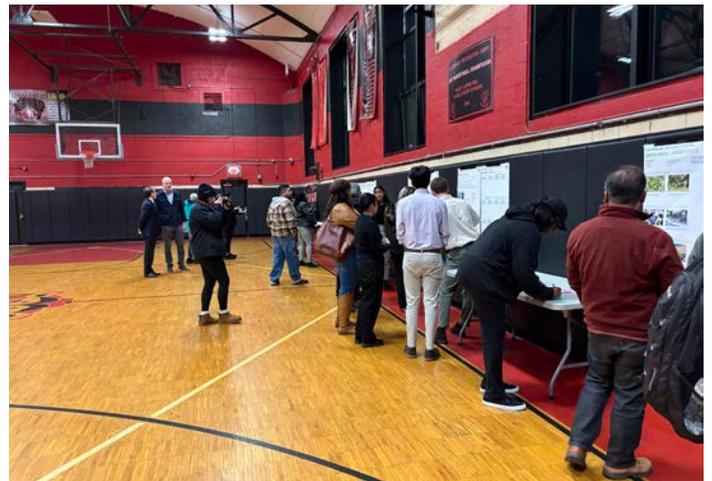
WORKSHOP 2 SET UP

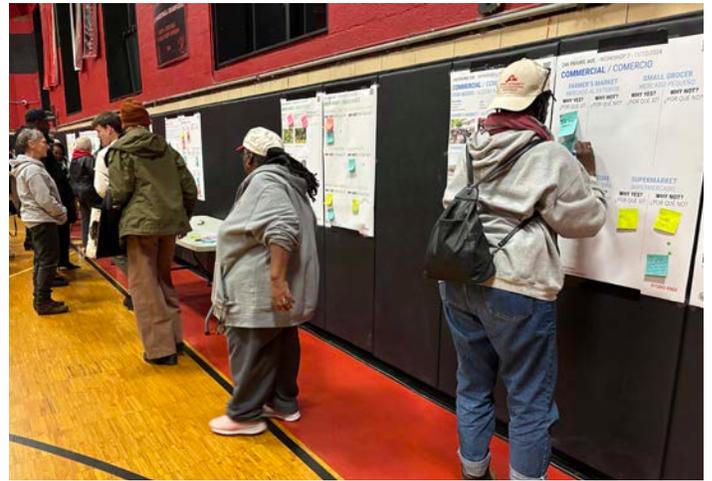


WORKSHOP 2 COMMUNITY ENGAGEMENT

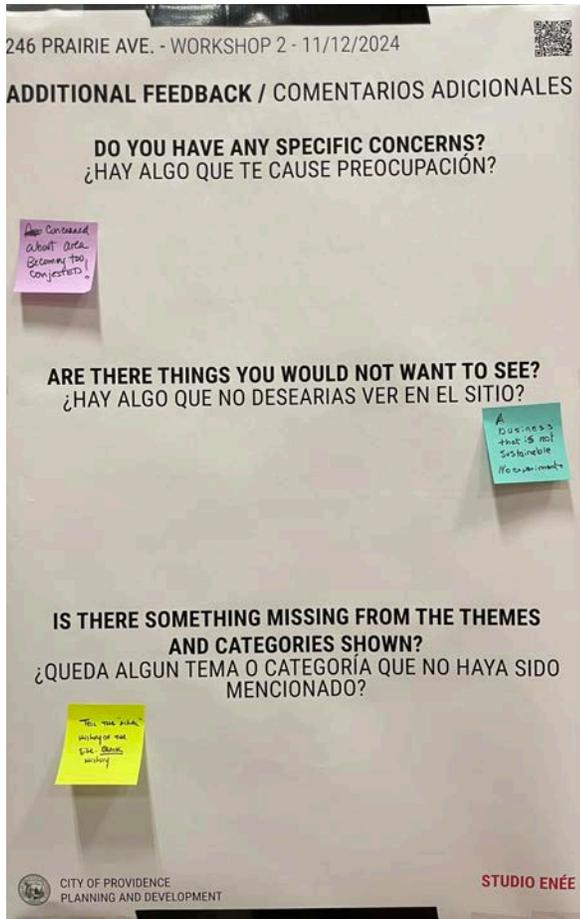


WOKRSHOP 2 COMMUNITY ENGAGEMENT

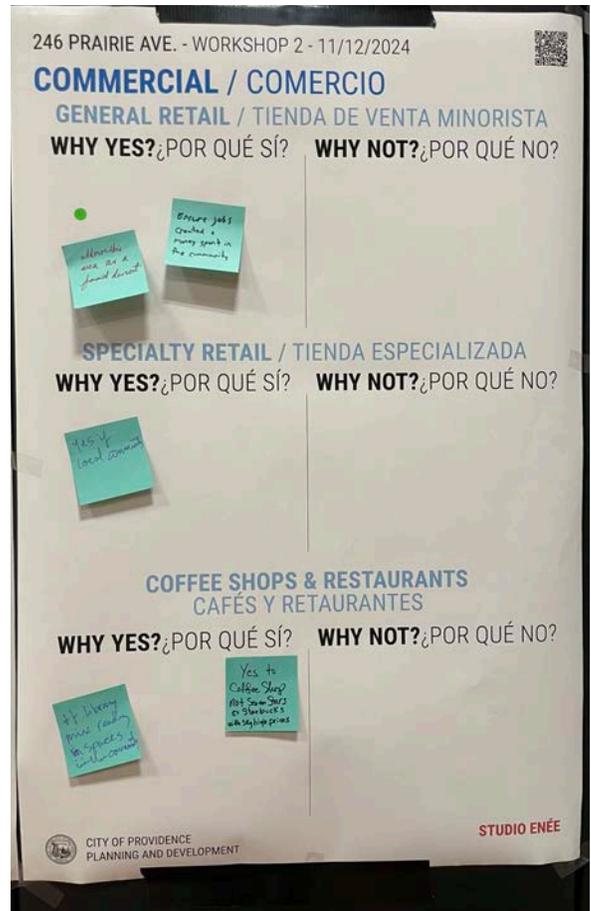




WORKSHOP 2 COMMUNITY ENGAGEMENT



WORKSHOP 2 COMMUNITY INPUT



246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024

GREEN SPACE / ÁREAS VERDES

What we heard...

- Green space
- Green! Tree!

COMMUNITY GARDEN: A shared space where a community can grow and maintain plants.

URBAN FARM: Planting and cultivating of fresh foods in a dense urban setting.

RECREATIONAL LAWNS / ESPACIOS RECREATIVOS EXTERIORES

PLAYGROUNDS / JUEGOS PARA NIÑOS

URBAN FARM & GARDEN / JARDÍN COMUNITARIO

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT | STUDIO ENÉE

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024

HOUSING / VIVIENDA

RENTAL / RENTA

WHY YES? ¿POR QUÉ SÍ?

- Rent + a down program
- Coops, making different type of ownership programs

WHY NOT? ¿POR QUÉ NO?

- Housing with a lot of restrictions

HOMEOWNERSHIP / PROPIEDAD

WHY YES? ¿POR QUÉ SÍ?

- Look at 30% PMU + permanently affordable and part of a bill

WHY NOT? ¿POR QUÉ NO?

- Options to low income/tenant housing that provide housing

MARKET RATE TASA DE MERCADO

WHY YES? ¿POR QUÉ SÍ?

- Housing that does not include any amount of rent for tenants
- Market needed to create more housing

WHY NOT? ¿POR QUÉ NO?

- Housing for seniors only
- Housing without restrictions

AFFORDABLE OR MIXED INCOME ASEQUIBLE O INGRESO MIXTO

WHY YES? ¿POR QUÉ SÍ?

- Can support sustain housing?

WHY NOT? ¿POR QUÉ NO?

- STREET PARKING NOT ACCEPTABLE - NEED FOR STREET QUALITY

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT | STUDIO ENÉE

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024

HOUSING / VIVIENDA

HOUSING MODELS / MODELOS DE VIVIENDA

CO-OP: Non-profit housing where tenants buy shares of ownership to the building they live in, share property ownership, and maintain it.

AFFORDABLE HOUSING: Housing that is affordable for households with low- and moderate-incomes.

LOW-INCOME HOUSING: Housing for a household with income 50%-80% of the median income of an area.

MIXED USE HOUSING: Buildings that combine housing with another use, typically a commercial use.

MULTI-FAMILY HOUSING: Residential property that contains multiple housing units, such as apartments, condominiums, duplexes, triplexes, or quadplexes.

MIXED INCOME HOUSING: A property with multiple housing units with rents or home prices intended for a mix of income levels.

TENURE / TENENCIA

RENTAL

- No housing
- Housing options
- Low income housing
- Affordable homeownership (townhouses?)

HOMEOWNERSHIP / CONDOS

- Affordable housing
- Housing co-ops
- No high taxes
- Workforce housing

AFFORDABILITY / ASEQUIBILIDAD

MARKET RATE

AFFORDABLE

MIXED INCOME

BUILDING TYPE / TIPO DE VIVIENDA

MIXED USE

MULTIFAMILY

THINGS TO CONSIDER...

- All housing requires one parking space per unit
- All housing require back of house services
 - recycling
 - trash
 - loading dock

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT | STUDIO ENÉE

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024

WELLNESS AND CULTURE BIENESTAR Y CULTURA

WELLNESS / BIENESTAR

WHY YES? ¿POR QUÉ SÍ?

- Learning / training classes on growing your own food (gardening)
- Health & wellness
- Fitness classes (Latin American fitness)

WHY NOT? ¿POR QUÉ NO?

- Not in the youth because and African community is where we live with limited resources and affordable access to homeownership

GATHERING SPACES / ESPACIOS DE REUNIÓN

WHY YES? ¿POR QUÉ SÍ?

- ESOL classes for people who live in the community (employment, Spanish, etc.)
- Job training workforce development classes
- Job training continuation business education
- Community Black History LIBRARY

WHY NOT? ¿POR QUÉ NO?

ART AND HISTORY / HISTORIA Y ARTE

WHY YES? ¿POR QUÉ SÍ?

- Art program Area focused on social development
- Historical walking on a budget
- Provides communication Lab services via
- Can include this w/ other neighborhood projects

WHY NOT? ¿POR QUÉ NO?

- Not in the area as it pertains to the African American community
- Program would have to be more focused on the African American community
- Program would have to be more focused on the African American community

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT | STUDIO ENÉE

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024

WELLNESS AND CULTURE / BIENESTAR Y CULTURA

What we heard...

- Meditation space
- Health and wellness
- Wellness space for community
- YMCA
- Gym / pool / space for physical activity
- No medical
- No further expansion of medical center and
- physicians office
- Community gathering place for social and educational activities with up to date technology
- Community event space

WELLNESS / BIENESTAR

Meditation / Health Physical Activity

GATHERING SPACES / ESPACIOS DE REUNIÓN

Large Events Smaller Meetings & Classes Seating Areas

ART AND HISTORY / HISTORIA Y ARTE

Art Displays Display of Site History and Black History

STICKY NOTES:
 Yoga Studio Spin Club Nutrition Co.
 NO YMCA Small fitness club
 Persistence commemoration lab is already working on this!
 There is no public art on site/inside
 Area Commemoration Urban League
 Black History Center

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT STUDIO ENÉE

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024

ECONOMIC DEVELOPMENT & PROGRAMS

INTERGENERATIONAL SERVICES / SERVICIOS INTERGENERACIONALES

CHILDHOOD PROGRAMS / PROGRAMAS PARA LA NIÑEZ

WHY YES? ¿POR QUÉ SÍ? WHY NOT? ¿POR QUÉ NO?

DAY CARE!
 For hospital employees, etc.
 & community residents

YOUTH PROGRAMS / PROGRAMAS PARA LOS JÓVENES

WHY YES? ¿POR QUÉ SÍ? WHY NOT? ¿POR QUÉ NO?

SERVICES FOR SENIORS / PARA ADULTOS MAYORES

WHY YES? ¿POR QUÉ SÍ? WHY NOT? ¿POR QUÉ NO?

STICKY NOTES:
 Yes, we can see helping with the program
 College education
 Youth Programs & Jobs!
 Youth Programs for hospital employees
 Yes, we can see helping with the program
 Youthful! The Senior Services to be done through the center
 Services need to keep up with the new technology
 I would like to see how it would be a lot of services

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT STUDIO ENÉE

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024

ECONOMIC DEVELOPMENT & PROGRAMS / DESARROLLO ECONÓMICO Y PROGRAMAS

What we heard...

- Daycare Affordable daycare
- Daycare
- Childcare
- Safe and reliable supported for children
- Youth empowerment programs
- Services for the youth
- Services for black seniors

CHILDHOOD PROGRAMS / PROGRAMAS PARA LA NIÑEZ

Day Care Support for Children / Afterschool Programs

YOUTH PROGRAMS / PROGRAMAS PARA LOS JÓVENES

Youth Services Youth Empowerment Programs

SERVICES FOR SENIORS / SERVICIOS A ADULTOS MAYORES

Services for Seniors

STICKY NOTES:
 Daycare program for seniors
 Support for Children / Afterschool Programs
 Youth Services
 Youth Empowerment Programs
 Senior Center
 Senior Services Center

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT STUDIO ENÉE

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024

ECONOMIC DEVELOPMENT & PROGRAMS

COMMUNITY EMPOWERMENT / EMPODERAMIENTO COMUNITARIO

ECONOMIC DEVELOPMENT / DESARROLLO ECONÓMICO

WHY YES? ¿POR QUÉ SÍ? WHY NOT? ¿POR QUÉ NO?

COMMUNITY RESOURCE / RECURSOS PARA LA COMUNIDAD

WHY YES? ¿POR QUÉ SÍ? WHY NOT? ¿POR QUÉ NO?

LEARNING & JOB TRAINING / CAPACITACIÓN LABORAL

WHY YES? ¿POR QUÉ SÍ? WHY NOT? ¿POR QUÉ NO?

STICKY NOTES:
 We need to get back to work
 He will find a leader to help us take and make great things
 Trade Job training
 Training Office Senior Computer Program
 Banking the economy
 The Jobs
 Other level that could be used for this
 We need to see how it would be a lot of services
 Senior Center
 Senior Services Center

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT STUDIO ENÉE

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024

ECONOMIC DEVELOPMENT & PROGRAMS

DESARROLLO ECONÓMICO Y PROGRAMAS

CREDIT UNION : Not for profit financial institution accepting deposits, makes loans, and provides financial services and products.
BUSINESS INCUBATOR : Program giving early-stage companies access to mentorship, investors and support to help them get established.
SERVICES HUB : A space to organize community agencies and neighborhood groups to offer a range of activities, programs, and services.

ECONOMIC DEVELOPMENT / DESARROLLO ECONÓMICO

What we heard...

- Financial help and empowerment (credit union)
- Commercial hub - credit union (with attention to socio-economic needs)
- Generational wealth
- Business incubator space
- Business incubator
- Commercial development with stores
- Bring money back to the community
- MBE/WBE contractors and developers

COMMUNITY RESOURCES / RECURSOS PARA LA COMUNIDAD

What we heard...

- Information center
- One-stop community resources center
- Information hub - sharing info. with applications
- Community-led information hub
- "Desilency hub"
- Stop and shop for everything (hub)
- Human-centered hub
- Community organizations hub

LEARNING & JOB TRAINING / CAPACITACIÓN LABORAL

What we heard...

- Space to offer classes for the community
- Adult learning
- Improving CCR
- Provide more education
- Creating degrees
- Link CCR with the private sector
- Workforce development
- Job training

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT **STUDIO ENÉE**

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024

SOUTH PROVIDENCE NEIGHBORHOOD

COMUNIDAD DE SOUTH PROVIDENCE

ASSETS ACTIVOS	NEEDS NECESIDADES	WANTS DESEOS
<p>Special Vehicle Space</p> <p>People: handicapped, elderly, and children - Community center</p> <p>Community center</p> <p>Community center</p>	<p>Social Services: reasonable rent/affordable</p> <p>Concerned about Traffic Pollution, Noise, Light</p> <p>Hall of Fame</p>	<p>More affordable housing for the community</p> <p>Community center</p> <p>Community center</p>

WHAT ARE YOUR BEST MEMORIES OF 246 PRAIRIE AVE.?
¿CUÁLES SON TUS MEJORES RECUERDOS DEL 246 AVE. PRAIRIE?

Shop, Meal/Shopping Center, Users
 Shops and Service Agencies would be more desirable/Convenient

Commercial businesses that meet the needs of the community. (CCR, Food Market, etc.)

HOW CAN THIS PROCESS BEST ENGAGE OUR SOUTHSIDE COMMUNITY?
¿CÓMO PODEMOS INVOLUCRAR DE MEJOR MANERA A LA COMUNIDAD DURANTE ESTE PROCESO?

Bring more jobs to the Community for the youth as well as elderly

More programs, especially with job opportunities for the community

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT **STUDIO ENÉE**

246 PRAIRIE AVE. - WORKSHOP 2 - 11/12/2024

SITE INFORMATION / INFORMACIÓN DEL SITIO

ZONING / ZONIFICACIÓN

What is Zoning?
 Zoning refers to local laws and regulations that govern how a property can and cannot be used.

Allowable Uses (C-3 Designation):
 The C-3 Heavy Commercial District zoning allows for larger scale commercial, housing, and mixed uses on the 246 Prairie site. The City is open to revising the zoning of this property if it does not align with the community's vision.

Allowable Height:
 No minimum. Maximum is 50 feet, not to exceed four stories, with height bonuses possible if a developer provides desirable amenities.

Setbacks:
 Front, Side and Rear Setbacks: 10 feet

- EDUCATIONAL INSTITUTIONAL
- HEALTHCARE INSTITUTIONAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL

188,656 SF / 4.33 Acres

CITY OF PROVIDENCE PLANNING AND DEVELOPMENT **STUDIO ENÉE**

A.3 WOKRSHOP 3 MEETING MINUTES

STUDIO ENÉE

129 Kingston Street, 3rd Flr
 Boston, MA 02111
 t. 617.701.7042
www.studioEnée.com

Meeting Minutes

Project: 246 Prairie Ave Redevelopment Study
Subject: **Community Workshop #3, Draft**
Date: December 10, 2024, 6:00pm-8:00pm in person at the Davey Lopes Center
By: Studio Enee Team

Attendees:

Name, Title	Title	Company
Joe Mulligan (JM)	Director	City of Providence (PRA)
Tim Shea (TS)	Community Planning Manager	City of Providence (PRA)
Nicholas Cicchitelli (NC)	Director of Real Estate	City of Providence (PRA)
Dwayne Keys (DK)	Community Facilitator	D Key Solution
Natasha Espada (NE)	Principal	Studio Enee (SE)
Jose Soliva (JS)	Project Manager	Studio Enée (SE)
Danniely Staback (DS)	Project Architect	Studio Enée (SE)
Andres Jimenez (AJ)	Designer	Studio Enée (SE)
Malav Mehta (MM)	Designer	Studio Enée (SE)
Advisory Group (AG)		Community
South Providence Community Members (SPC)		Community

Distribution:
 None

All Comments By Community Members Unless Otherwise Noted

	Comments	Action By
1.	<p>Presentation Introduction by JM & DK</p> <ul style="list-style-type: none"> o Introduction o Process and Goals 	
2.	<p>Site History, from Senator Metts:</p> <ul style="list-style-type: none"> • Before the Urban League, the site was colloquially known as “the shopping center” and contained <ul style="list-style-type: none"> o Supermarket o Record store o Laundromat/cleaners o Office for the Black Nationalists and the Nation of Islam o Barber shop o Bakeries across the street o Restaurants (Blue Barrel (confirm name), Fish & Chips etc.) o Billiards hall 	

	<ul style="list-style-type: none"> ○ Kosher Store • Expressed goal of this project as creating a space for community gathering and allowing the community to find joy in each other • Many of the black businesses that used to shape the neighborhood and brought people together disappeared, but the Urban League bridged that gap. 	
<p>3.</p>	<p>Workshops 1 & 2 Recap by DS</p> <ul style="list-style-type: none"> • The recap followed the presentation slides. First, we explained that WS 1 collected community wants, needs and assets. Based on these, a series of categories for potential uses were then presented on WS 2. These uses were meant to clarify community priorities and get a nuanced description of the use types that were desired. The feedback from those selections (and their comments in favor or against), helped the design team to structure WS 3 uses. The uses that we would show on this workshop presented specific potential footprints, restrictions, and best practices. • The community input goals for WS 3 were foregrounded. • We presented the physical footprints and constraints of the spaces that could house the community's desired uses on the site. These should be used as aggregated building blocks. <p>Workshop 3 Introduction by NE</p> <ul style="list-style-type: none"> • NE explained the analysis of the site by SE, the general purpose of Workshop 3, and the examples of layouts as a starting point for the activity • SPC Resident voiced concerns over the lack of women represented in the history of the site/neighborhood • SPC Resident voiced concerns over the current lack of dance/music studios and daycares • NE answered that the previous workshops shed light on the lack of amenities such as studios/daycares but that those concerns will continue to be noted • SPC Resident voiced concerns over the current build-up of traffic that occurs on Prairie Ave at its intersections with residential side streets • NE explained that in addition to traffic concerns being of importance to the team, the workshop activity aims to see how the organization of program will interact with the street • SPC Resident voiced concern about the shortness of the workshop itself as well as the overall timeline of the development of the RFP. The concern included critique over the amount of information provided to the community at each meeting, noting that prior dissemination of information could allow for better processing of information • SPC Resident explained that due to the short amount of time provided, processing the information can feel like understanding a different language 	
<p>4.</p>	<p>Workshop Comments (JS table)</p> <ul style="list-style-type: none"> • Community members preferred 2 to 3 stories for the entire development • There were traffic concerns at Prairie Ave, and they would like to have entries (curb cuts) into the development to be adequately offset from the intersecting streets (Robinson Street, Comstock Avenue, Willard Avenue) to avoid intersection congestion • They agree with loading dock access on Blackstone and an additional access on Prairie (2) or Chester (1). They insist on a traffic study to confirm any strategies, as traffic is a serious issue in the area. No entrances at intersection with Robinson. • They would like the grocer to be centralized, in the middle of the development • They would like a park to tie together the economic development and cultural/community center uses. Additional use could be a laundromat. • They prefer the cultural and community service programs towards Chester and the more commercial side towards Blackstone Ave. • They would like to have both green spaces and parking inside the development (just enough, and not visible from the street) (i.e. internal park) 	

	<ul style="list-style-type: none"> • They approve of mixed use: residential above retail/commercial 	
5.	<p>Workshop Comments AJ, MM, and TS Table:</p> <ul style="list-style-type: none"> • There was interest in Co op housing and ownership. • Members preferred 1-2 story buildings on Prairie Ave and 4-6 stories on the back. • A community member expressed the desire for permeable pavement parking and flood mitigation strategies such as bioswales. • One community member wanted a tree canopy along Prairie Ave. • One community member desire a parking garage to provide more space for other programs (housing, green space) • This community member also preferred 1-3 story buildings and did not want to build higher on the site. <ul style="list-style-type: none"> ○ They supported Row housing as well. ○ They were against rental units and favored 2-3 BR and homeownership • Generally, the community wanted buildings along prairie Ave closer to the street edge. • They wanted to community center to be closer to the street but also separate from the residential to make it feel public to the whole community. They expressed concerns with tucking the public spaces close to CCRI. 	
6.	<p>Workshop Comments (DS table)</p> <ul style="list-style-type: none"> • Proximity of parking to the grocer would be important for people with groceries. The grocer could go on the interior of the site instead of the outside. • The community and culture programs could be on Blackstone, closer to Davey Lopes • Desmond drew and laid out several schemes. 	
7.	<p>Workshop Comments (NE table)</p> <ul style="list-style-type: none"> • The participants inquired about underground parking options, finding spaces under buildings, and focusing the development on community • The grocer location at Prairie & Blackstone was favored • Six story buildings close to Flynn were favored • Mixed used (retail + 3 stories of housing) was favored 	
8.	<p>General Comments:</p> <ul style="list-style-type: none"> • The community was very interested in potential traffic issues and asked about a traffic study done for the site. One community member mentioned that traffic at Robinson street was already challenging, with cars going very fast. They suggested narrowing streets. • Others mentioned that bike lanes have been imposed at some locations and are seldom wanted by the community. • One use that could be beneficial is of dance classes and music lessons for children, currently not available near by. • On the issue of parking, Ryan Maguire, one community member mentioned that the City should find off-site options or look into multi-level, dense parking options to free the site for green space. • Some community members are upset with the city and the rushed process, lack of outreach, and missing connections with ongoing projects. • Some community members would prefer the materials for WS 3 had been received ahead of time for them to study, react to and provide more meaningful feedback. • Due to lack of time, we were not able to share and discuss an activity summary at the end of the workshop. 	

The foregoing constitutes an understanding of matters observed. Other participants are requested to review these notes and advise in writing of any errors or omissions within two weeks from this date. If no comments are received, concurrence will be assumed.

A.3 WOKRSHOP 3 PRESENTATION

**246 PRAIRIE AVE.
REDEVELOPMENT
WORKSHOP 3**

December 10, 2024



STUDIO ENÉE architects

 CITY OF PROVIDENCE

246 PRAIRIE AVE REDEVELOPMENT WORKSHOP #3 | 12/10/2024

STUDIO ENÉE architects

1

WORKSHOP 3 AGENDA
TALLER 3 - AGENDA

- Introduction
- Process and Goals
- Demographics and Site History
- Workshop 1 and 2 Recap – *What We Heard*
- Workshop 3 Introduction and Process
- Site and Program Analysis
- Concept Scenarios

 CITY OF PROVIDENCE

246 PRAIRIE AVE REDEVELOPMENT WORKSHOP #3 | 12/10/2024

STUDIO ENÉE architects

2

PROCESS AND GOALS

PROCESO Y OBJETIVOS

- The City of Providence is committed to a community process guiding the redevelopment of 246 Prairie Ave.
- Our guiding principles include **transparency & collaboration, listening & respect**, and **long-term community partnership**.
- Our process goals include **community empowerment, transformative development**, and a **financially self-sustaining project**.

 CITY OF PROVIDENCE
246 PRAIRIE AVE REDEVELOPMENT WORKSHOP #3 | 12/10/2024
STUDIO ENÉE architects

3

PROCESS AND GOALS

PROCESO Y OBJETIVOS

- The City of Providence is committed to a community process guiding the redevelopment of 246 Prairie Ave.
- Our guiding principles include **transparency & collaboration, listening & respect**, and **long-term community partnership**.
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graph TD
    A[October 24th Workshop] --> B[November 12th Workshop]
    B --> C[December 10th Workshop]
    C --> D[Request for Proposals]
  
```

- Introduction & Listening Session
- Possible Site Uses
- Concept Designs

 CITY OF PROVIDENCE
246 PRAIRIE AVE REDEVELOPMENT WORKSHOP #3 | 12/10/2024
STUDIO ENÉE architects

4

PROJECT TEAM EQUIPO DEL PROYECTO



Dwayne Keys
Community Facilitator
D Key Solution



STUDIO ENÉE
Architecture & Design Consultant

5

COMMUNITY ADVISORY GROUP GRUPO ASESOR COMUNITARIO

Beverly Ledbetter
Urban League of RI

Ron Crosson
South Prov. Neighborhood Association
& Resident

Harold Metts
Fmr State Senator & Resident

Ruben Ogando
Business Owner & Resident

Margaret DeVos
Southside Community Land Trust

Shane Lee
Nonviolence Institute

Silaphone Nhongvongsouthy
PVD Housing & Human Services

Madeline Burke
CCRI Liston Campus

6

SITE HISTORY OF 246 PRAIRIE AVE.
HISTORIA DEL SITIO

Senator Metts



Boston Globe
CITY OF PROVIDENCE

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WORKSHOPS 1 & 2 RECAP
RESUMEN DE LOS TALLERES 1 & 2

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8

WORKSHOP 1 – COMMUNITY WANTS & NEEDS

TALLER 1 - DESEOS Y NECESIDADES DE LA COMUNIDAD

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9

WORKSHOP 2 – COMMON THEMES WE HEARD

TALLER 2- Lo que escuchamos...

- **Economic Development & Programs**
 - Job training, intergenerational programs, economic development, community resources
- **Housing**
 - Rental, affordable/mixed income
- **Commercial:** Small grocery store, retail
- **Wellness & Culture:** art, history, gathering
- **Green Spaces**




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WORKSHOP 2 – DESIRED USES FOR THE SITE

TALLER 2 – USOS DESEADOS PARA EL SITIO

LEGEND

- SELECTIONS
- MOST COMMENTS IN FAVOR
- SECONDARY CATEGORY

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11

WORKSHOP 2 – DESIRED USES FOR THE SITE

TALLER 2 – USOS DESEADOS PARA EL SITIO

LEGEND

- SELECTIONS
- COMMENTS OF CONCERN
- SECONDARY CATEGORY

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12

WORKSHOP 2 – DESIRED USES FOR THE SITE

TALLER 2 – USOS DESEADOS PARA EL SITIO

LEGEND

- SELECTIONS
- MOST COMMENTS IN FAVOR, NO VOTES
- COMMENTS OF CONCERNS, NO VOTES
- SECONDARY CATEGORY

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13

WORKSHOP 2 – DESIRED USES FOR THE SITE

TALLER 2 – USOS DESEADOS PARA EL SITIO

LEGEND

- SELECTIONS
- MOST COMMENTS IN FAVOR

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14

WORKSHOP 2 – DESIRED USES FOR THE SITE

TALLER 2 – USOS DESEADOS PARA EL SITIO

LEGEND

■ SELECTIONS

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15

WORKSHOP 3

TALLER 3

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16

COMMUNITY INPUT GOALS
OBJETIVOS PARA INSUMO DE LA COMUNIDAD

- Site uses and location
- Street edge at Prairie Avenue
- Height of buildings
- Vehicular circulation
- Pedestrian circulation
- Green space
- Parking

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17

USES AND SIZES

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18

ECONOMIC DEVELOPMENT & EDUCATIONAL PROGRAMS

DESARROLLO ECONOMICO Y PROGRAMAS EDUCATIVOS

Room Name	Capacity	Area (SF)
Multipurpose Room	216 Ppl	3000 SF
Large Classroom / Community Room	50 Ppl	1200 SF
Lobby	50 Ppl	500 SF
Food Service	10 Ppl	900 SF
Single Office	-	140-180 SF
Large Conference Room	20 Ppl	500 SF
Mid Conference Room	10 Ppl	500 SF
Small Conference Room	8 Ppl	150 SF
Single Office	-	140-180 SF

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COMMERCIAL: SMALL/MEDIUM GROCERY STORE

COMERCIO: TIENDA DE ABASTOS PEQUEÑA O MEDIANA

160' - 0"

90' - 0"

24' - 0"

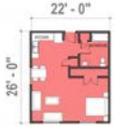
Grocery Store
14,000 SF

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20

HOUSING, RETAIL, CAFÉ AND OFFICES

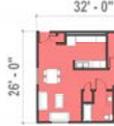
UNIDADES DE VIVIENDA, TIENDAS, CAFÉ Y OFICINAS



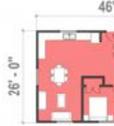
Studio Unit
400 - 600 SF



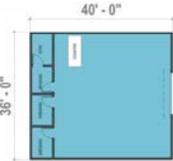
One-Bedroom Unit
600 - 800 SF



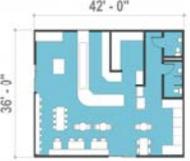
Two-Bedroom Unit
800 - 1000 SF



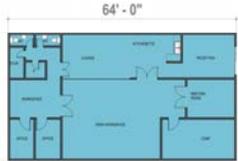
Three-Bedroom Unit
1200 -1400 SF



Retail Store
1300 SF



Cafe
1400 SF



Office Suite
2200 SF



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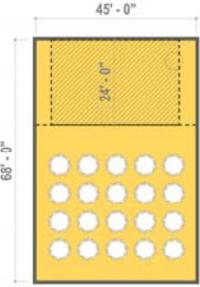
246 PRAIRIE AVE REDEVELOPMENT WORKSHOP #3 | 12/10/2024



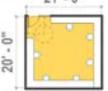
21

COMMUNITY, WELLNESS & CULTURE

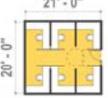
COMUNIDAD, BIENESTAR Y CULTURA



Multipurpose Room
(160 Ppl)
3000 SF



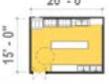
Shared Office
(6 Ppl)
420 SF



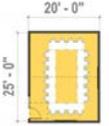
Shared Office
(2 Ppl)
140 SF



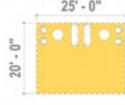
Single Office
140-180 SF



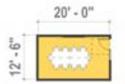
Catering Kitchen
300 SF



Large Conference Room
(20 Ppl)
500 SF



Lobby
500 SF



Mid Conference Room
(10 Ppl)
500 SF



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22

SITE ANALYSIS

ANÁLISIS DEL SITIO



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WHAT ARE SOME EXISTING ASSETS AROUND THE SITE?

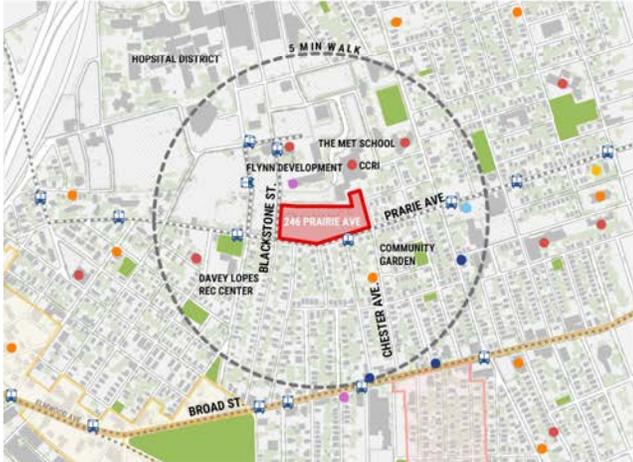
¿CUÁLES SON ALGUNOS ACTIVOS QUE EXISTEN ALREDEDOR DEL SITIO?

LEGEND

- TRANSIT-ORIENTED DEVELOPMENT DIST.
- N. ELMWOOD HISTORIC DISTRICT
- CHILD CARE
- HEALTH
- BANK
- LIBRARIES
- SCHOOLS
- FOOD ACCESS
- PLACES OF WORSHIP
- PARKING LOT
- BROAD ST. (COMMERCIAL STREET)
- BUS ROUTE
- BUS STOP
- GREENSPACES

0' 750' 1,500'

◀ N



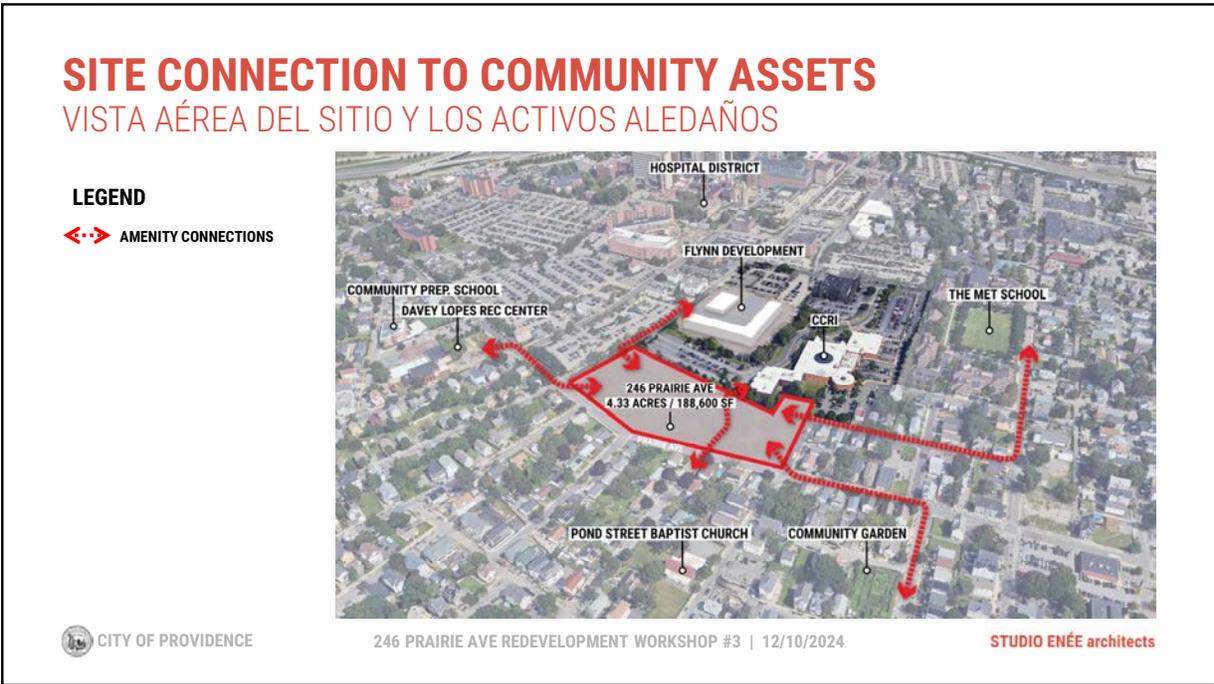


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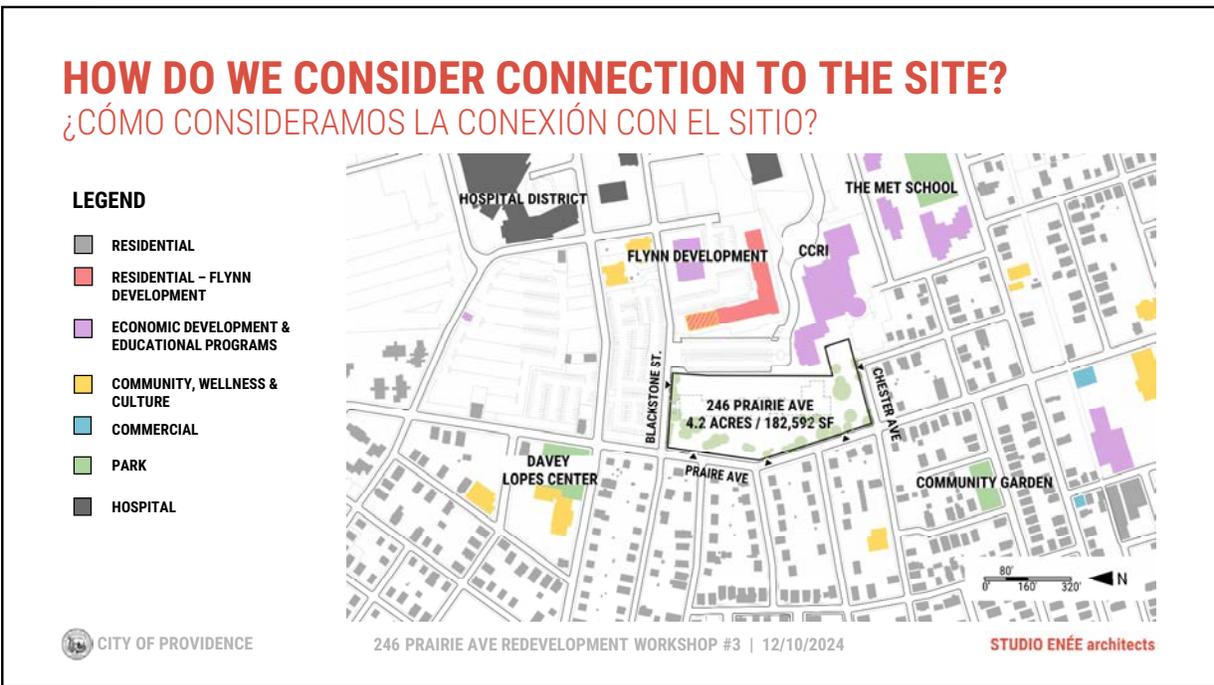
246 PRAIRIE AVE REDEVELOPMENT WORKSHOP #3 | 12/10/2024

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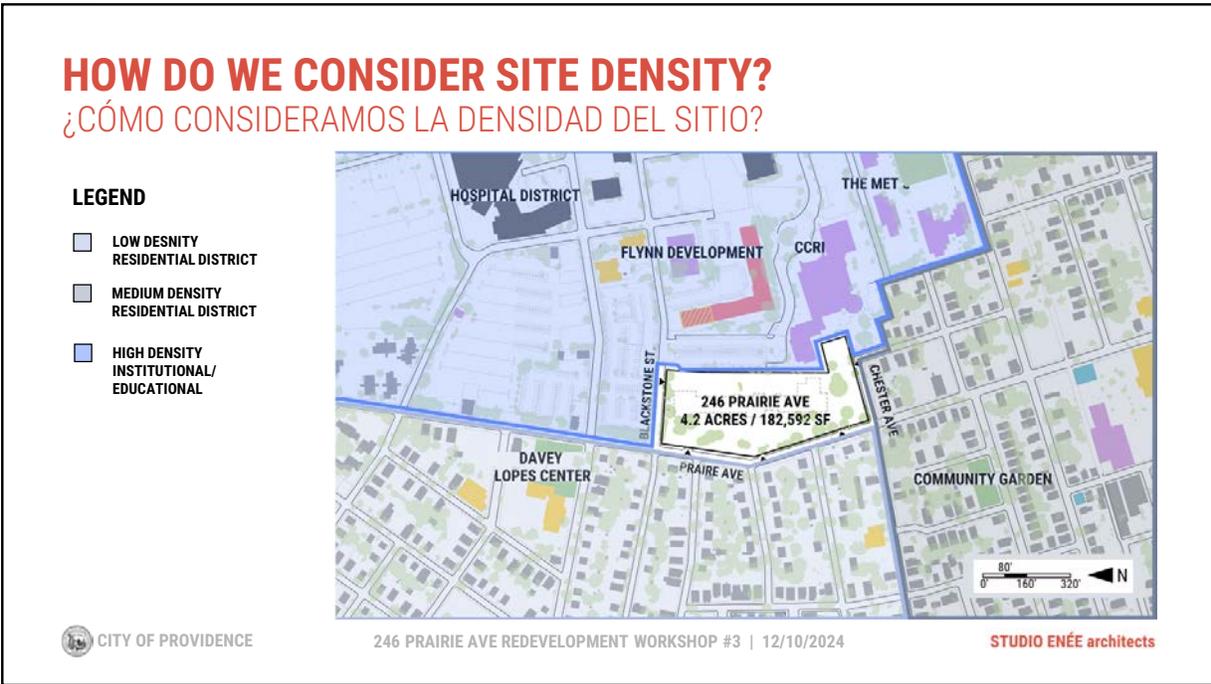
24



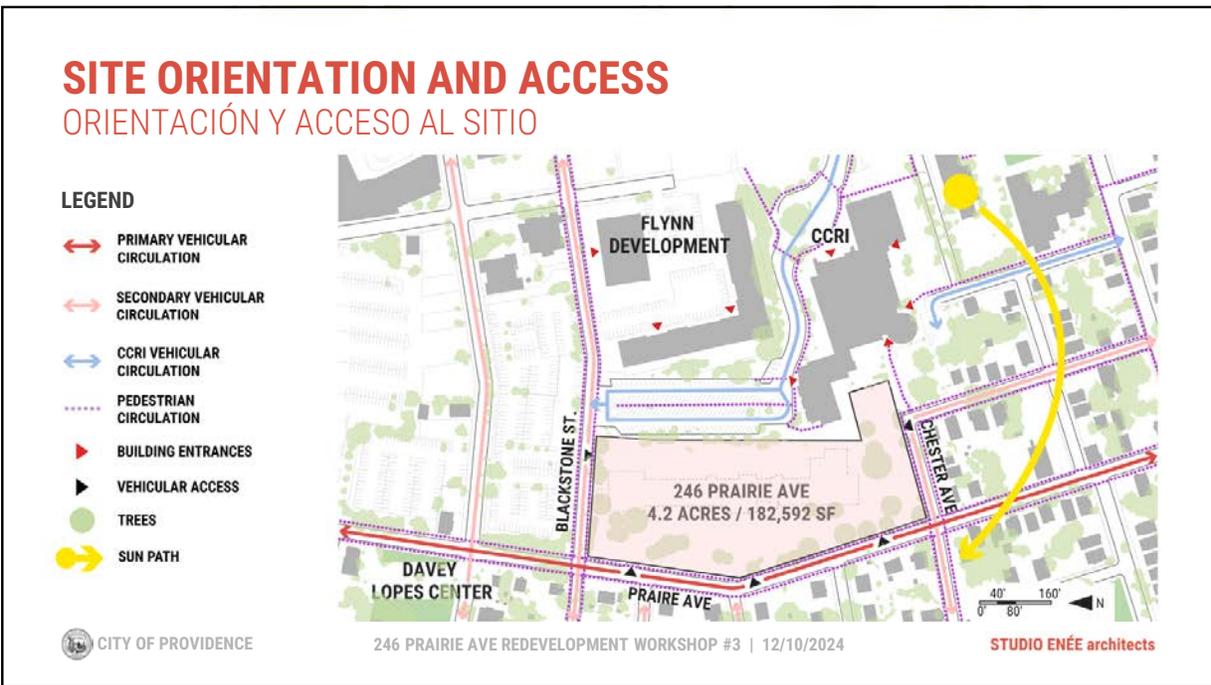
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26



27



28

PRAIRIE AVE. CONTEXT ACROSS FROM SITE

CONTEXTO FRENTE AL SITIO EN PRAIRIE AVE.



PRAIRIE AVE. LOOKING SOUTH



PRAIRIE AVE. LOOKING NORTH

PRAIRIE AVE. CONTEXT ADJACENT TO SITE

CONTEXTO ADYACENTE AL SITIO EN PRAIRIE AVE.



BLACKSTONE ST.



CHESTER ST.

ZONING & PARKING

ZONIFICACION Y ESTACIONAMIENTOS

Height
4 stories & 50 feet maximum
9-11 feet minimum first floor

Required Setbacks
10 feet abutting residential
10 feet max. if commercial multitenant

Parking Requirements
1 per housing unit
1 per 3 education employees
1 per 500 sf for services & retail

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31

SITE EXAMPLES

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COMMUNITY INPUT GOALS
OBJETIVOS DE INSUMO DE LA COMUNIDAD

- Site uses and location
- Street edge at Prairie Avenue
- Height of buildings
- Vehicular circulation
- Pedestrian circulation
- Green space
- Parking

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33

BEST PRACTICES FOR THINKING OF THE SITE
MEJORES PRÁCTICAS PARA PENSAR EN EL SITIO

- Consider building heights in relationship to context
- Enliven ground level with community uses or retail
- Green space and community uses to face South
- Parking location to be sensitive to neighborhood
- Location of grocery store and truck loading

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34



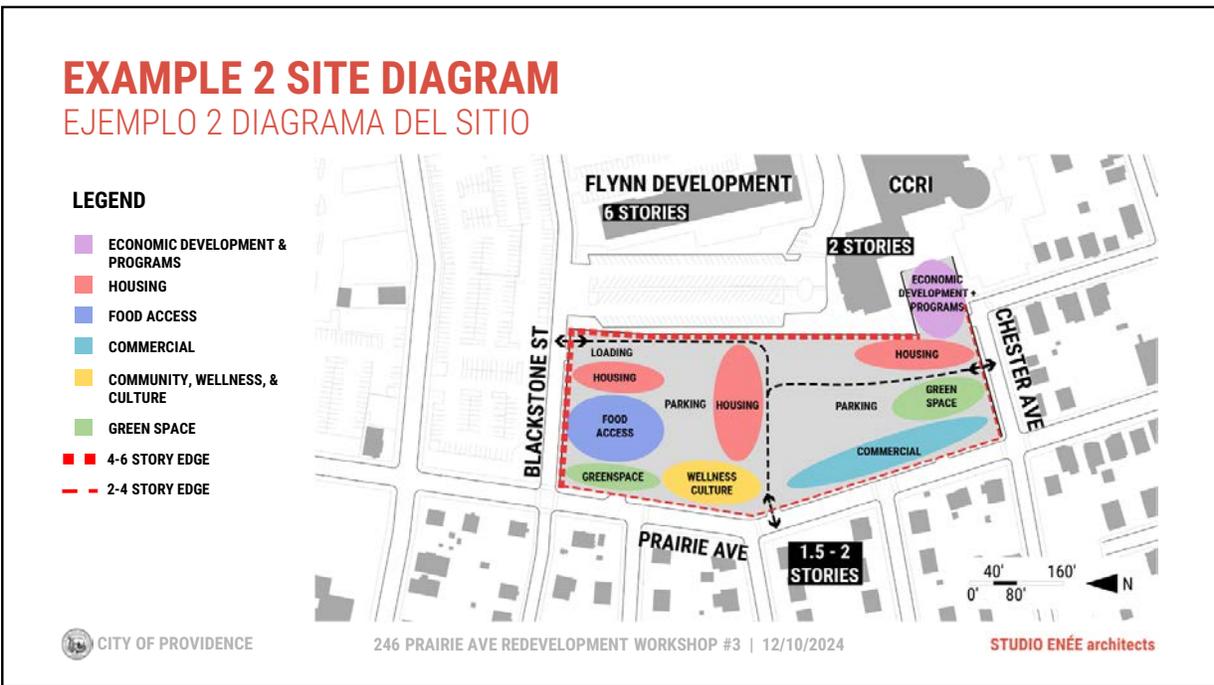
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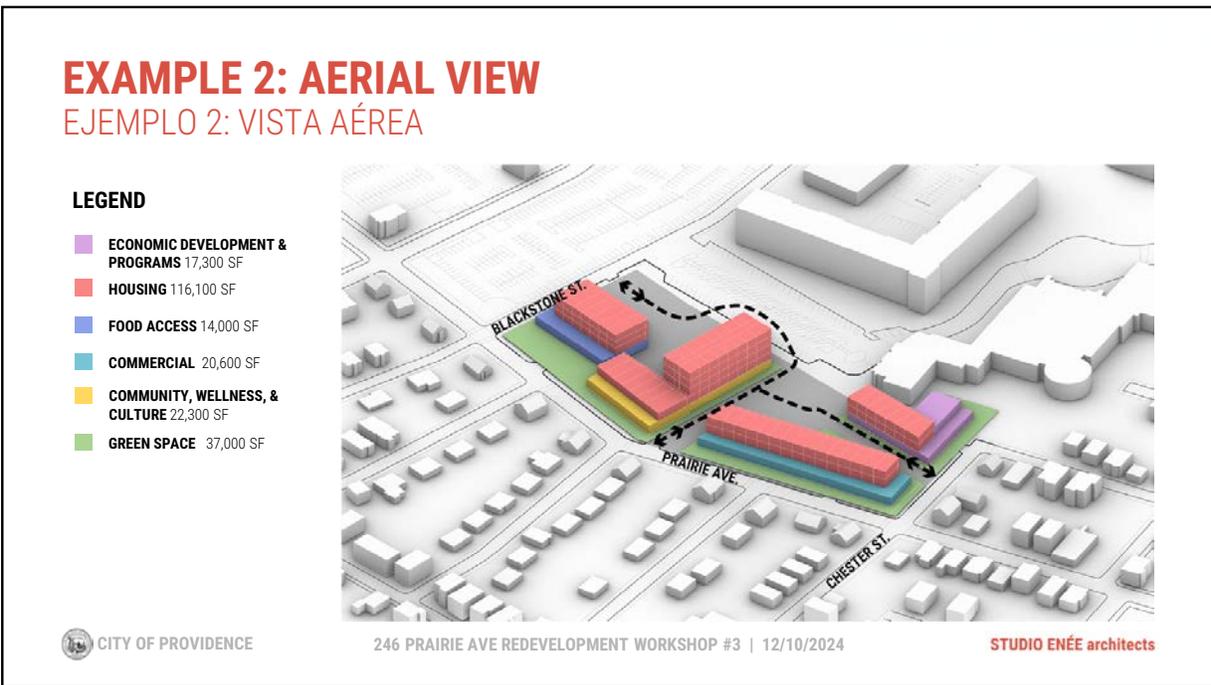
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38



39



40

NEXT STEPS

PRÓXIMOS PASOS

- Discussion
- Overall Schedule
- RFP Creation



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A.3 WORKSHOP 3 BOARDS

246 PRAIRIE AVE. - WORKSHOP 3 - 12/10/2024



SOUTH PROVIDENCE NEIGHBORHOOD COMUNIDAD DE SOUTH PROVIDENCE

ASSETS
ACTIVOS

NEEDS
NECESIDADES

WANTS
DESEOS

WHAT ARE YOUR BEST MEMORIES OF 246 PRAIRIE AVE.?
¿CUÁLES SON TUS MEJORES RECUERDOS DEL 246 AVE. PRAIRIE?



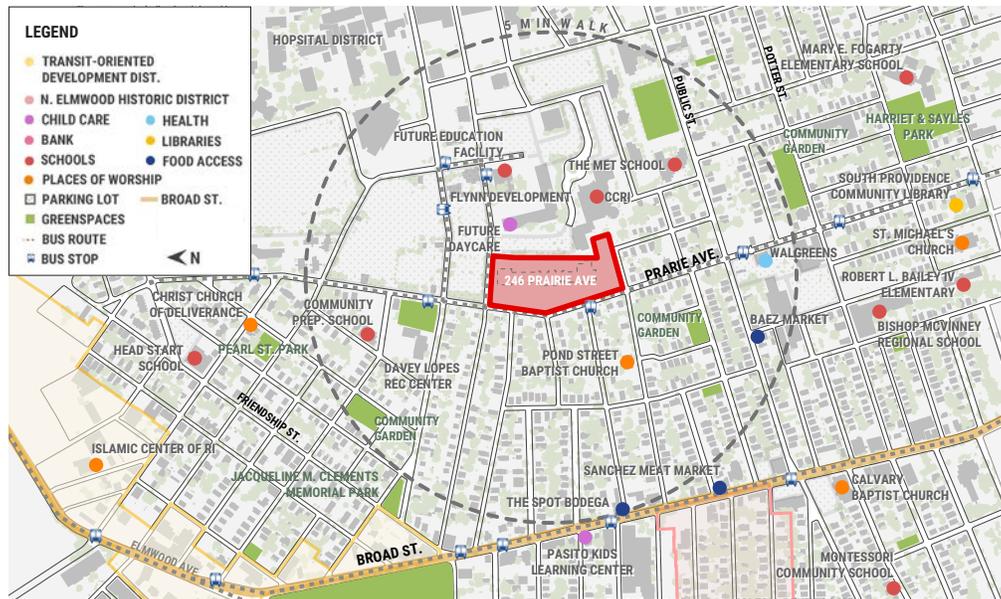
CITY OF PROVIDENCE
PLANNING AND DEVELOPMENT

STUDIO ENÉE

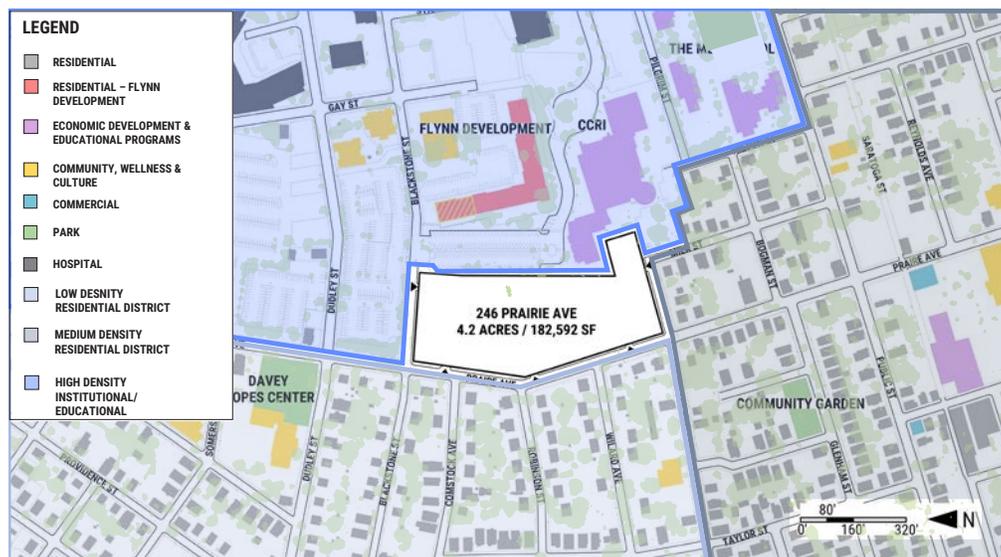
246 PRAIRIE AVE. - WORKSHOP 3 - 12/10/2024



WHAT ARE SOME EXISTING ASSETS AROUND THE SITE?
 ¿CUÁLES SON ALGUNOS ACTIVOS QUE EXISTEN ALREDEDOR DEL SITIO?



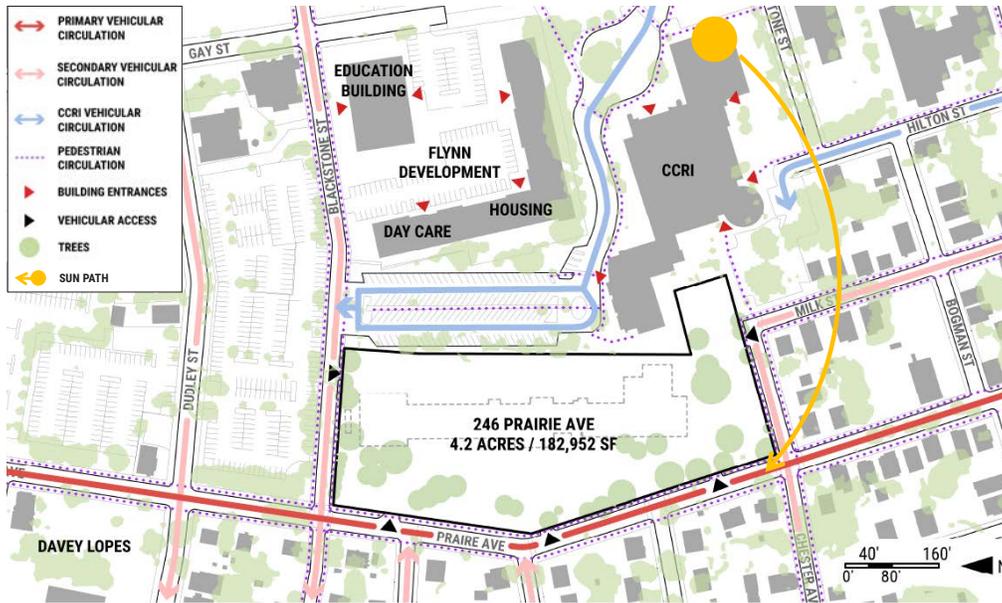
HOW DO WE CONSIDER CONNECTION TO THE SITE?
 ¿CÓMO CONSIDERAMOS LA CONEXIÓN CON EL SITIO?



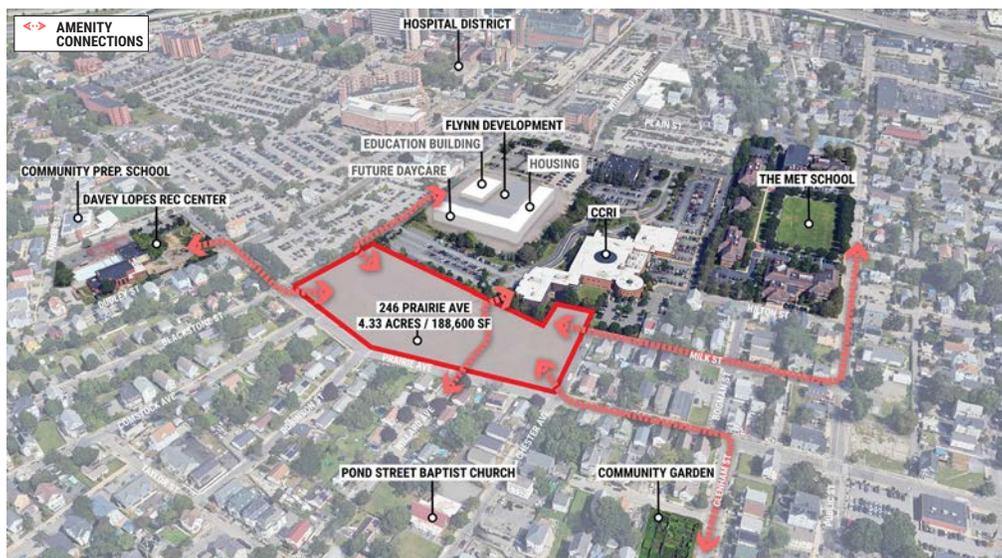
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SITE ORIENTATION / ACCESS
ORIENTACIÓN / ACCESO AL SITIO



SITE CONNECTION TO COMMUNITY ASSETS
VISTA AÉREA DEL SITIO Y LOS ACTIVOS ALEDAÑOS



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ZONING / ZONIFICACIÓN

Height

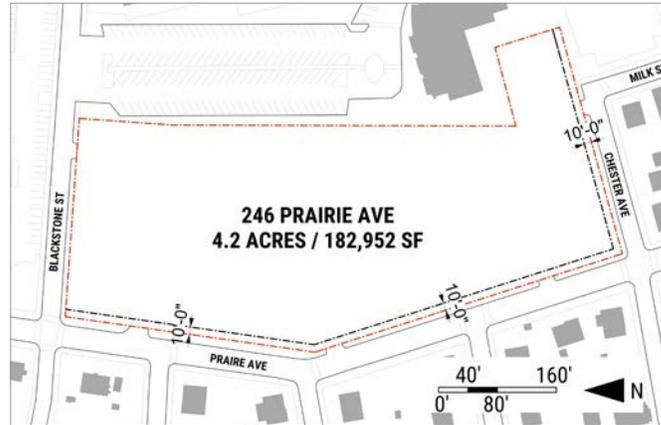
4 stories & 50 feet maximum
9-11 feet minimum first floor

Required Setbacks

10 feet abutting residential
10 feet max. if commercial multitenant

Parking Requirements

1 per housing unit
1 per 3 education employees
1 per 500 square feet for services & retail



PRAIRIE AVE. CONTEXT ACROSS FROM SITE CONTEXTO FRENTE AL SITIO EN PRAIRIE AVE.



1. PRAIRIE AVE. LOOKING SOUTH



2. PRAIRIE AVE. LOOKING NORTH

PRAIRIE AVE. CONTEXT ADJACENT TO SITE CONTEXTO ADYACENTE AL SITIO EN PRAIRIE AVE.



3. PRAIRIE AVE. AND BLACKSTONE ST.



4. PRAIRIE AVE. AND CHESTER ST.



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PLANNING AND DEVELOPMENT

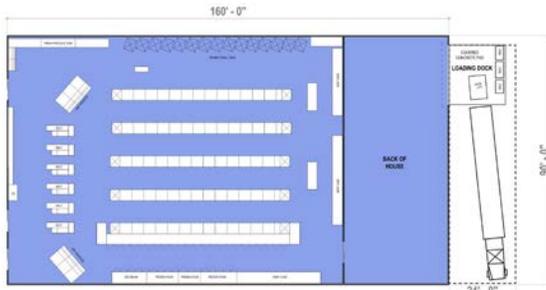
STUDIO ENÉE

246 PRAIRIE AVE. - WORKSHOP 3 - 12/10/2024



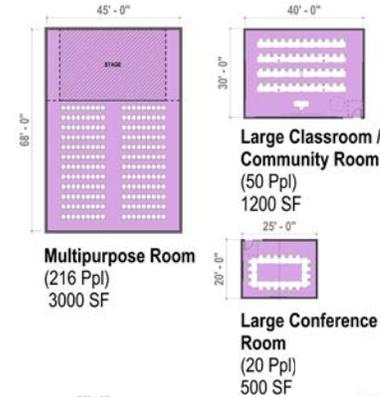
USES AND SIZES / USOS Y SUS TAMAÑOS

COMMERCIAL: SMALL/MED GROCERY STORE
 COMERCIO: TIENDA DE ABASTOS PEQUEÑA O MEDIANA



Grocery Store
14,000 SF

ECONOMIC DEVELOPEMENT & EDUCATIONAL PROGRAMS
 DESARROLLO ECONOMICO Y PROGRAMAS EDUCATIVOS

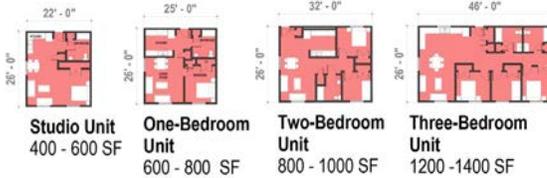


Multipurpose Room
(216 Ppl)
3000 SF

Large Classroom / Community Room
(50 Ppl)
1200 SF

Large Conference Room
(20 Ppl)
500 SF

HOUSING UNITS
UNIDADES DE VIVIENDA

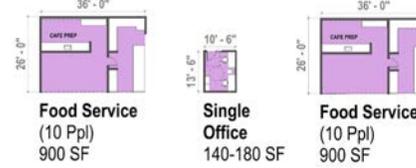


Studio Unit
400 - 600 SF

One-Bedroom Unit
600 - 800 SF

Two-Bedroom Unit
800 - 1000 SF

Three-Bedroom Unit
1200 - 1400 SF

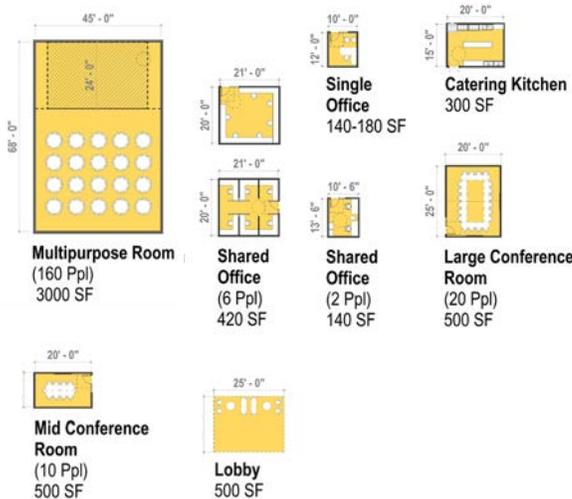


Food Service
(10 Ppl)
900 SF

Single Office
140-180 SF

Food Service
(10 Ppl)
900 SF

COMMUNITY, WELLNESS & CULTURE
COMUNIDAD, BIENESTAR Y CULTURA



Multipurpose Room
(160 Ppl)
3000 SF

Shared Office
(6 Ppl)
420 SF

Shared Office
(2 Ppl)
140 SF

Large Conference Room
(20 Ppl)
500 SF

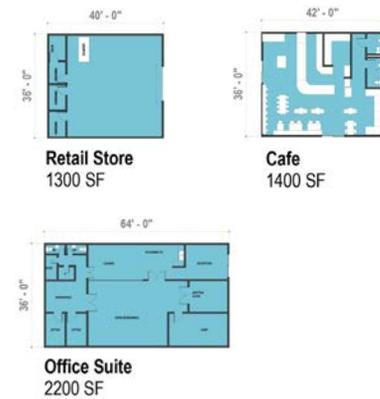
Single Office
(140-180 SF)

Catering Kitchen
300 SF

Mid Conference Room
(10 Ppl)
500 SF

Lobby
500 SF

COMMERCIAL: RETAIL, CAFE & OFFICES
COMERCIO: TIENDAS, CAFÉ Y OFICINAS



Retail Store
1300 SF

Cafe
1400 SF

Office Suite
2200 SF

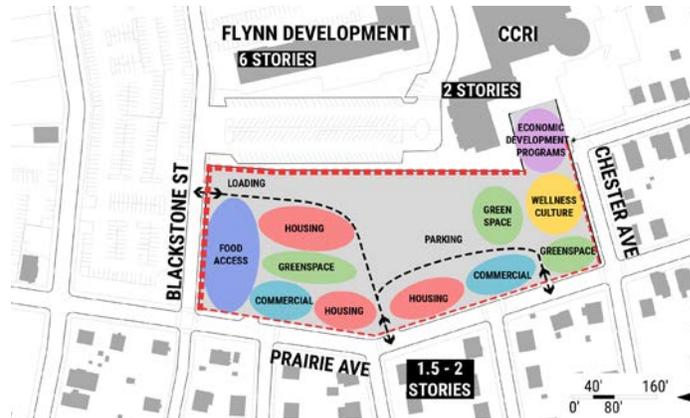
246 PRAIRIE AVE. - WORKSHOP 3 - 12/10/2024



EXAMPLE 1 / EJEMPLO 1

SITE DIAGRAM

DIAGRAMA DEL SITIO



LEGEND

- 4-6 STORY EDGE
- 2-4 STORY EDGE

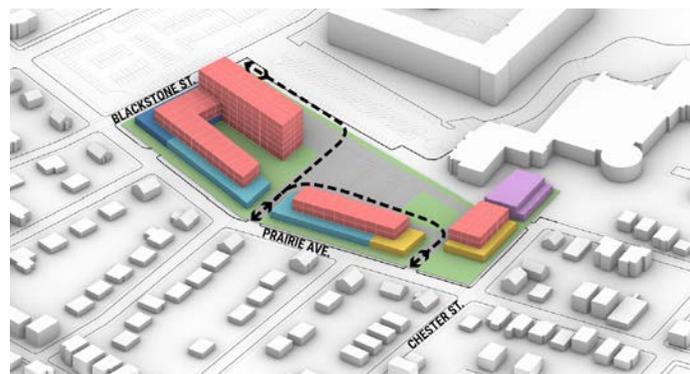
SITE LAYOUT

ARREGLO DEL SITIO



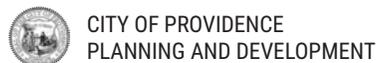
AERIAL VIEW

VISTA AÉREA



LEGEND

- ECONOMIC DEVELOPMENT & PROGRAMS 15,300 SF
- HOUSING 132,500 SF
- FOOD ACCESS 16,000 SF
- COMMERCIAL 27,200 SF
- COMMUNITY, WELLNESS, & CULTURE 12,200 SF
- GREEN SPACE 68,600 SF



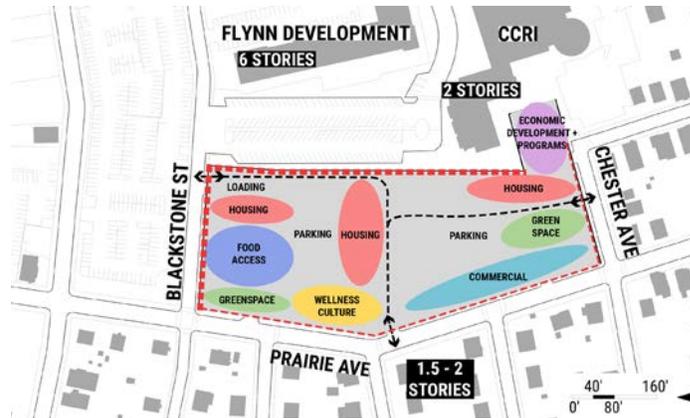
STUDIO ENÉE

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EXAMPLE 2 / EJEMPLO 2

SITE DIAGRAM
DIAGRAMA DEL SITIO



LEGEND

- 4-6 STORY EDGE
- - 2-4 STORY EDGE

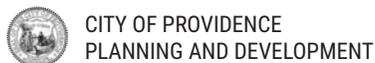
SITE LAYOUT
ARREGLO DEL SITIO



AERIAL VIEW
VISTA AÉREA

LEGEND

- ECONOMIC DEVELOPMENT & PROGRAMS 17,300 SF
- HOUSING 116,100 SF
- FOOD ACCESS 14,000 SF
- COMMERCIAL 20,600 SF
- COMMUNITY, WELLNESS, & CULTURE 22,300 SF
- GREEN SPACE 37,000 SF



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SITE LAYOUT - DISCUSSION QUESTIONS
DISEÑO DEL SITIO - PREGUNTAS PARA DISCUSIÓN

HOW DO YOU FEEL ABOUT THE COMBINATION OF USES ON SITE?
¿QUÉ OPINAS DE LA COMBINACIÓN DE LOS USOS EN EL SITIO?

HOW DO YOU FEEL ABOUT THE LOCATION OF THOSE USES?
¿QUÉ OPINAS ACERCA DE LA UBICACIÓN DE ESOS USOS?

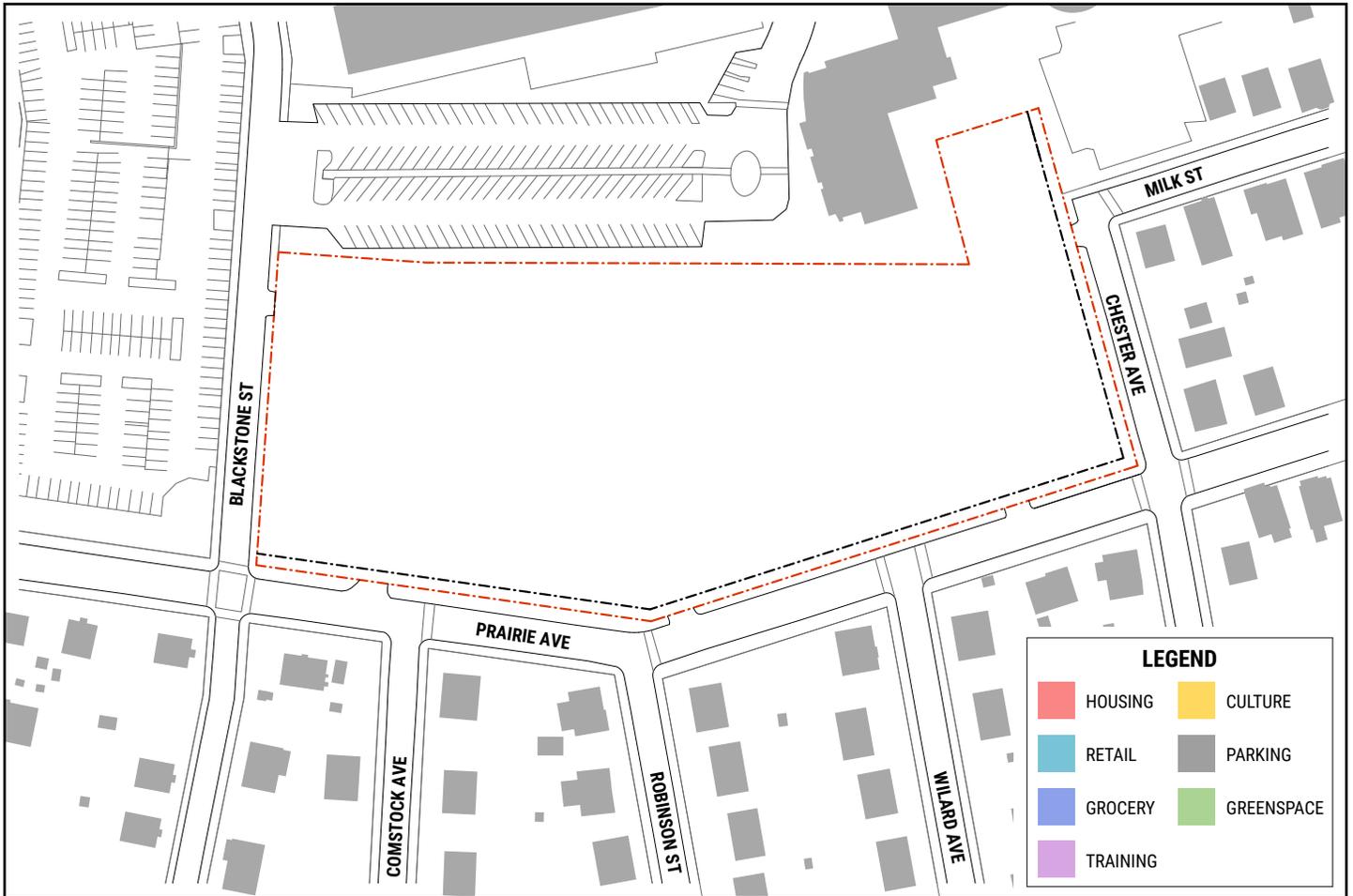
HOW DO YOU FEEL ABOUT THE HEIGHT OF BUILDINGS?
¿QUÉ OPINAS SOBRE LA ALTURA DE LOS EDIFICIOS?

HOW DO YOU FEEL ABOUT THE CIRCULATION OF PEOPLE AND VEHICLES?
¿QUÉ OPINAS SOBRE LA CIRCULACIÓN DE PERSONAS Y VEHÍCULOS?



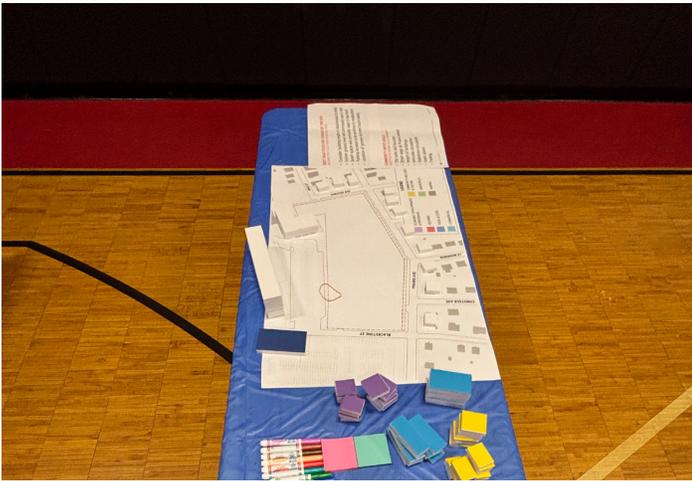
CITY OF PROVIDENCE
PLANNING AND DEVELOPMENT

STUDIO ENÉE



SITE PLAN FOR MASSING WORKSHOP

A.3 WORKSHOP 3 PHOTOGRAPHY



WORKSHOP STATION



WORKSHOP STATIONS IN DAVEY LOPES CENTER



WORKSHOP PRESENTATION





WORKSHOP 3 PRESENTATION



WORKSHOP 3 WITH COMMUNITY MEMBERS

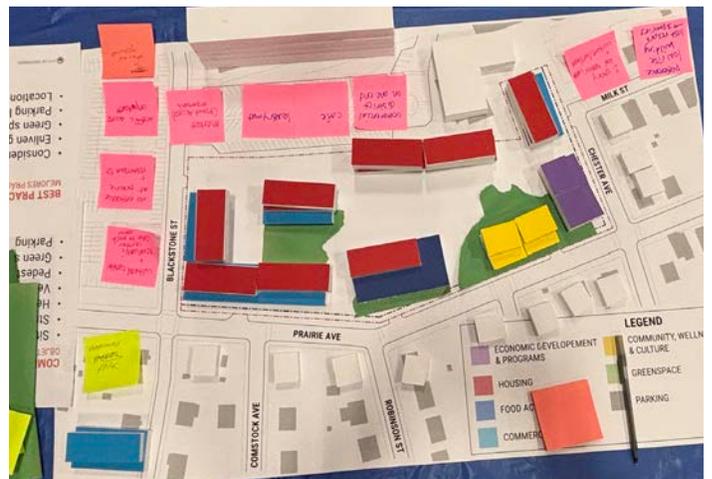




WORKSHOP 3 WITH COMMUNITY MEMBERS



WORKSHOP 3 COMMUNITY MASSING SCHEMES



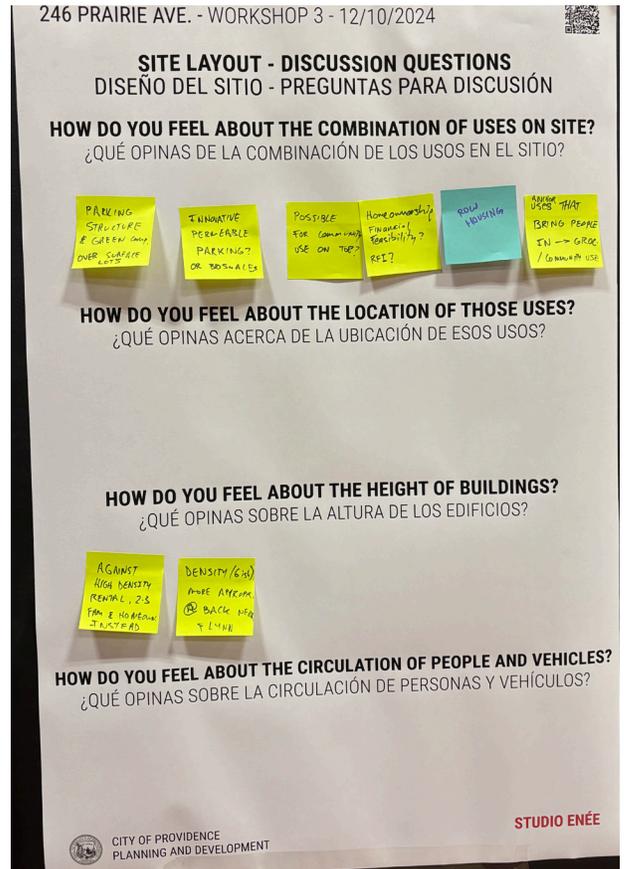
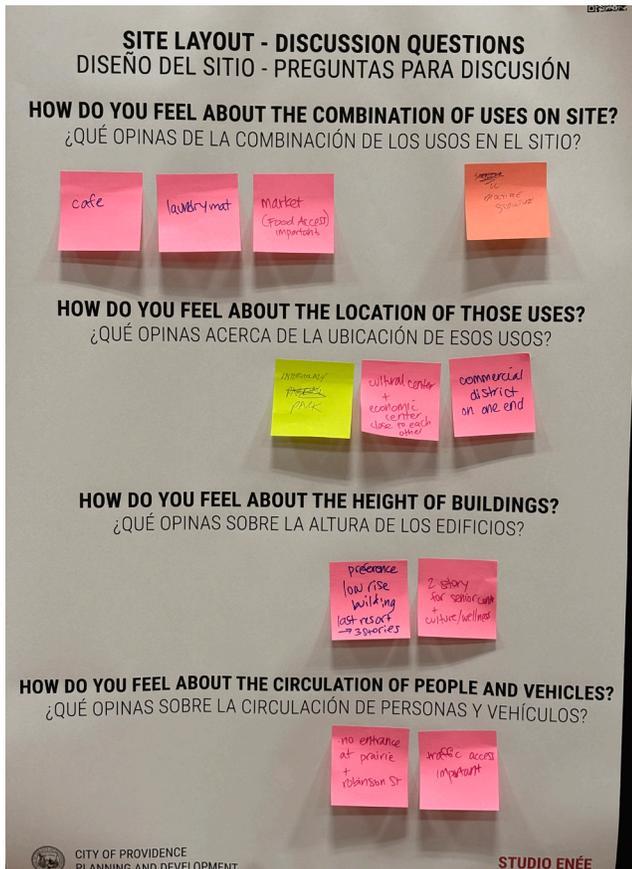


WORKSHOP 3 COMMUNITY MASSING SCHEMES





WORKSHOP 3 COMMUNITY MASSING SCHEMES



WORKSHOP 3 RESPONSES TO QUESTIONS

A.4 WOKRSHOP 4 MEETING MINUTES

STUDIO ENÉE

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Meeting Minutes

Project: 246 Prairie Ave Redevelopment Study
Subject: **Community Workshop #4, Draft**
Date: February 22, 2024, 11:00am-1:00pm in person at the CCRI Liston Campus
By: Studio Enee Team

Attendees:

Name, Title	Title	Company
Joe Mulligan (JM)	Director	City of Providence (PRA)
Tim Shea (TS)	Community Planning Manager	City of Providence (PRA)
Nicholas Cicchitelli (NC)	Director of Real Estate	City of Providence (PRA)
Dwayne Keys (DK)	Community Facilitator	D Key Solutions
Natasha Espada (NE)	Principal	Studio Enee (SE)
Jose Soliva (JS)	Project Manager	Studio Enée (SE)
Danniely Staback (DS)	Project Architect	Studio Enée (SE)
Andres Jimenez (AJ)	Designer	Studio Enée (SE)
Malav Mehta (MM)	Designer	Studio Enée (SE)

Distribution:
 None

All Comments By Community Members Unless Otherwise Noted

	Comments	Action By
1. History/Recap <i>Staffed by Jose Soliva</i>		
2. Massing Activity <i>Staffed by Natasha Espada, Danniely Staback, Andres Jimenez, and Malav Mehta</i>	MM Notes: <ul style="list-style-type: none"> • Greenspace: <ul style="list-style-type: none"> ○ Greenspace should be given precedence over impermeable spaces (parking) <ul style="list-style-type: none"> ▪ This will help mitigate the risk of floods ○ Outdoor spaces should be placed in coordination with building massing to optimize daylighting ○ Community gardens, food access ○ Greenspace can be used as a buffer between the street and the development <ul style="list-style-type: none"> ▪ Should be prioritized at the areas of the site adjacent to the most concrete ▪ Can involve things like tree linings ○ An apartment building can be configured to be a courtyard 	

	<ul style="list-style-type: none"> ○ One resident noted that, “people keep saying greenspace but I never see anyone at the [Davey Lopes] park.” • Parking: <ul style="list-style-type: none"> ○ There ought to be ≤ 50% impermeable space <ul style="list-style-type: none"> ▪ A new city resolution may introduce a tax burden for parcels with impermeable space over a certain threshold ○ Parking is a need, but can it be put underground? ○ The CCRI parking lot is available for the public during daytime hours • Massing/Program: <ul style="list-style-type: none"> ○ Buildings should be 2-3 stories maximum and oriented with regard to ensuring daylight for both indoor and outdoor spaces ○ Height steps up as the massing recedes into the site (highest adjacent to Flynn Development) <ul style="list-style-type: none"> ▪ 2 story maximum at front of site closest to homes ○ Community space and economic development space should be integrated into the larger development, not necessarily sectioned off to be near CCRI 	
	<p>DS Notes:</p> <ul style="list-style-type: none"> • Housing <ul style="list-style-type: none"> ○ Evaluate the amount of housing on the site, and understand the reason for the housing crisis: is it lack of housing stock or lack of affordable housing? ○ No more franchise housing: Strive/Esspresso, Somerset and pine, etc. ○ Stack housing stories as high as possible! ○ Include housing only if it is affordable. Gentrification is worrisome and on-going (Sommer Street) • Parking <ul style="list-style-type: none"> ○ Keep parking and concrete to a minimum ○ Study the potential of street and diagonal perimeter parking, to avoid parking inside the lot • Greenspace <ul style="list-style-type: none"> ○ Maximize green space (if only the whole site could be a park!) ○ Propose green roofs and terraces to activate the building penthouse as well. ○ Maximize trees and tree lines ○ Sustainable storm water management, rain gardens, gutters, and sun-filled greenhouse areas (i.e. the CCRI atrium) • Commercial <ul style="list-style-type: none"> ○ Keep in mind the need for good-paying jobs for the community • Community <ul style="list-style-type: none"> ○ Address the need for 3rd spaces, farmer’s market ○ Study the incorporation of a nursing home (senior housing), with a place to stay for families ○ Extend education, and provide space for overflow, while being flexible for multiple uses. ○ Commercial community laundry (with a high-capacity machine for larger families) • Circulation <ul style="list-style-type: none"> ○ The proposal must study traffic and establish controls, such as traffic lights, and the impact in one way and two-way streets (Chester) ○ Study the potential of bike lanes 	

	<ul style="list-style-type: none"> o Activate Prairie Ave. and Blackstone with positive pedestrian activity (currently lacking). Pedestrian flow may come mostly the South, while vehicular flow may come mostly from the North. How would this shape circulation and porosity? <p>The proposal should be in tune with the times and progressive. It ought to meet the purpose of the former Urban League and bring something good. It ought to be community oriented.</p>	
	<p>AJ Notes:</p> <ul style="list-style-type: none"> • Greenspace: <ul style="list-style-type: none"> o One attendee wanted a balance of green space on the site noting the adjacency of Dave Lopes Park. o Several attendees desired green terraces and roofs, as a means to add more private green space, while maintaining parking on the ground floor. o Several community garden members desired 12-20,000 SF of greenspace dedicated to gardening. o One attendee suggested having walking paths for the students to cross through the site into CCRI. o Another attendee suggested creating a large public green space for the community. They noted greenspace was sorely lacking in the area and desired a “central park.” The MET school greenspace is not used publicly by the community members as far as they were aware. • Parking: <ul style="list-style-type: none"> o One attendee wanted to see more use from parking as it would only be used during certain hours. o Use permeable paving or bioswales to avoid run off issues. o One community member suggested consolidating parking by having it underground or a multistory garage. o Community members expressed having parking off Blackstone St. to prevent traffic along Prairie Ave. o Generally, members wanted parking to be minimized and hidden as much as possible. • Massing/Program: <ul style="list-style-type: none"> o One attendee desired more density in Providence and saw the site as an opportunity to go taller. o One attendee questioned which industry, or business would take over the site or how the proposal would be financially feasible. o One attendee desired a Southside Cultural Center. o One attendee wanted a stronger relationship with CCRI and for more green space. o Using lighting as a way to make the space safer at night. o One attendee suggested the design to be beautiful and be a source of pride for the community. o One community member suggested there could be a farmers’ market in front of the buildings on Prairie Ave, meaning greater setbacks for a plaza area. o Another community member wanted to see density with porosity. They wanted to preserve sightlines from the streets and not have the development feel like one huge oppressive mass. o One community member emphasized being efficient with back-of-house spaces and parking so that most of the site was maximized for community and resident use. 	

	One community member stated that community assets should be open late hours so that those who work can still take advantage of these programs after hours.	
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The foregoing constitutes an understanding of matters observed. Other participants are requested to review these notes and advise in writing of any errors or omissions within two weeks from this date. If no comments are received, concurrence will be assumed.

A.4 WORKSHOP 4 PHOTOGRAPHY



workshop 4 workstations in ccri

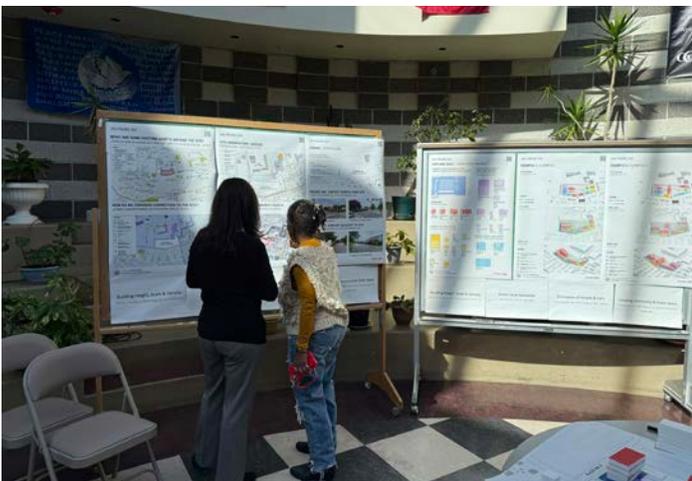


workshop 4 community engagement





workshop 4 community engagement





community informed massing strategies



community feedback