



Planning & Trinity Square: 2014 to Today

Trinity Square Together Meeting - 11.02.2022
Department of Planning & Development
City of Providence



Agenda



- **(Re)-introductions**
- **Presentation:**
 - Planning & Trinity Square: 2014 to Today
 - Development Impacts
- **Discussion:** Next steps for collaboration



Introductions



- **Bonnie Nickerson**
 - City Planning Director @ DPD
 - Executive Director @ Providence Redevelopment Agency
- **Jess Lance**
 - Director of Special Projects
- **Tim Shea**
 - Community Liaison, Engagement Programs Manager
- **Alex Ellis**
 - Principal Planner
- **Ryy Dickerson**
 - Planner



What does the Department of Planning & Development do?

Special Projects or “Forward” Planning

- Long-range planning
 - Comprehensive Plan
 - Neighborhood Plans
- City-wide strategies
 - Great Streets Plan
 - Housing Strategy

“Current” Planning

- Development Review
 - Review new developments
 - Staff boards & commissions
- Regulatory tools
 - Zoning enforcement

Housing & Community Development

- CDBG & HOME funds
- Other HUD programs



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Housing & Community Development

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PRA

- Redevelopment Projects
- Housing Trust Fund & Land Bank Program

(Quasi-Public Agency)



Planning & Trinity Square: 2014 to Today



Providence Tomorrow

Comprehensive Plan (Adopted in 2014)



PROVIDENCE TOMORROW
our city ■ our neighborhoods ■ our future

We envision a Providence that is:

GREEN – with a healthy natural environment and sustainable design

RICH IN CHARACTER – honoring our historic character, producing excellence in design and showcasing our spectacular waterfront location

DYNAMIC – thriving with abundant business and employment opportunities

LIVABLE – with healthy, vibrant, walkable neighborhoods connected to an active downtown, with many transit options

DIVERSE – culturally rich, home to many diverse communities

ACTIVE – with many places for people to recreate and gather

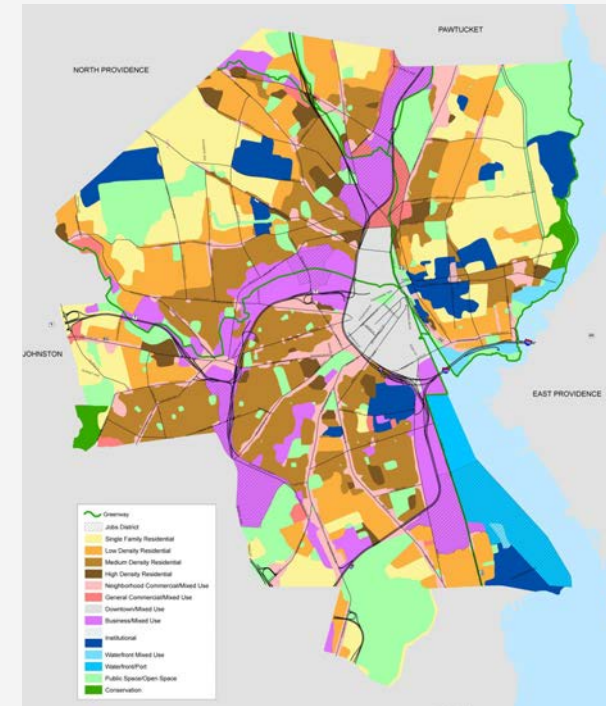
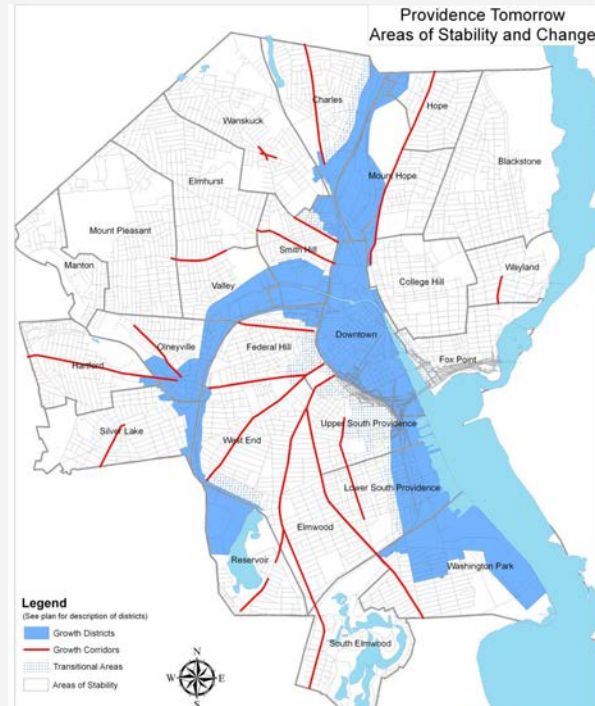
EQUITABLE – with an array of housing and job choices

EFFICIENT – a fiscally sound city, providing high-quality, cost-effective services

ENGAGING – with strong schools, libraries, and civic groups

CREATIVE – where the arts play a key role in city life

A CITY WHERE ALL CAN ENJOY A GREAT QUALITY OF LIFE!



H6 Housing and Transit

- A** Amend the zoning to create nodes to focus medium density and high-density development, including institutions, in transit oriented developments along high use transit lines.
- C** Place new residential developments at locations that increase potential ridership on the transit system and support Providence as the regions employment and cultural center.
- D** Locate transit oriented development nodes near parks and schools to maximize the benefits of the public's investments to as many households as possible.

South Providence Neighborhood Plan (2009)

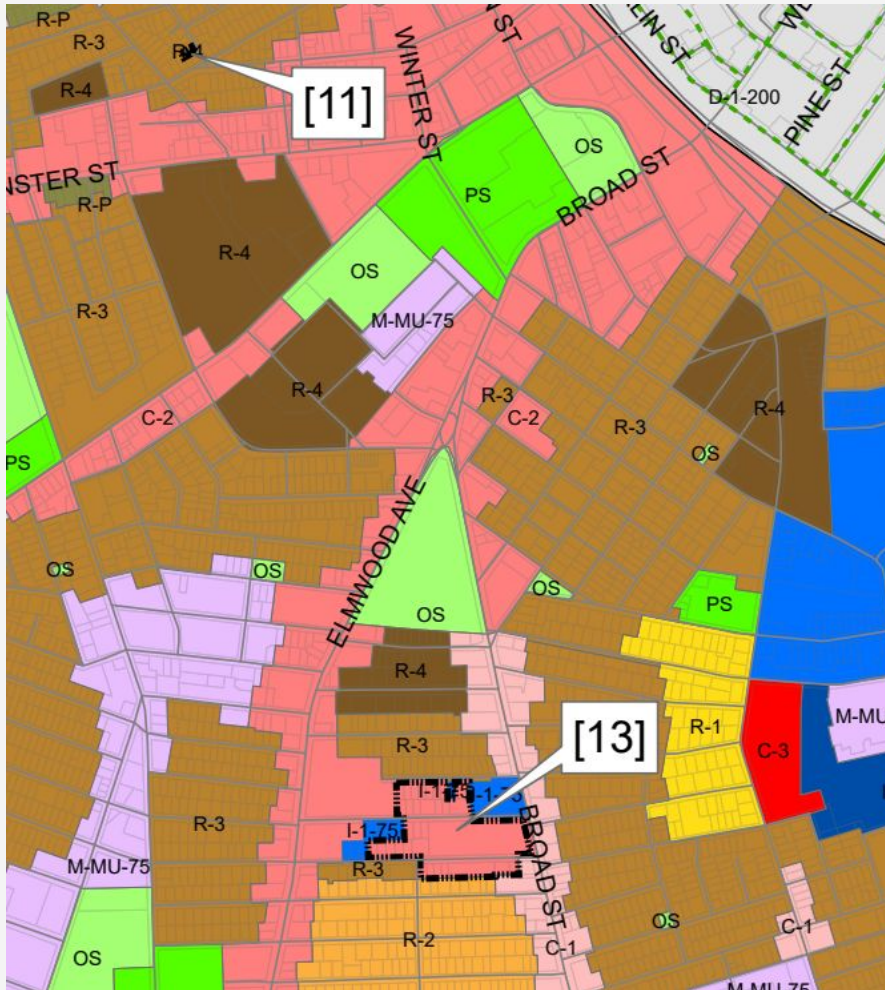


Initiatives/Projects	Actions	Project Lead	Target Date
Preserve and enhance Upper South Providence, Lower South Providence and Elmwood as vibrant urban neighborhoods with a high quality of life.			
Increase opportunities for and access to safe and affordable housing.	Publicize existing housing programs, such as down payment assistance, emergency repairs, lead abatement, and the new homeowner rehab loans for foreclosed homes, through the DPD website, and distribute brochures at neighborhood centers, meetings and events.	DPD	Ongoing
	Use City and federal programs, such as housing loan programs for homebuyers, to increase homeownership levels in the neighborhoods.	DPD	Ongoing
Maintain and improve the character of commercial corridors and residential areas in the neighborhoods	Enforce traditional neighborhood commercial design standards for structures on Broad Street and Elmwood Avenue, and promote the following: <ul style="list-style-type: none"> Elmwood Avenue: Create commercial node areas (Mawney to Redwing streets, Lexington to Adelaide avenues) to allow a mix of commercial, office and residential uses (in areas where mixed-use is present today), with traditional neighborhood design standards. Trinity Square: Create a mixed-use commercial node from the Broad Street/Elmwood Avenue intersection to the Service Road to serve as transition to downtown, with taller buildings closer to the highway and with traditional neighborhood design standards. Broad/Public streets: Create a commercial node to allow higher scale and intensity at this mixed-use commercial node, but maintain existing scale for the rest of Broad Street. 	DPD	Short-term
	<ul style="list-style-type: none"> Eddy Street: Keep M1 zone with business mixed-use in area between Thurbers Ave. and Dudley St. Taller buildings for office, research and light industrial development could be allowed on the east side between Eddy Street and I-95, with a mix of use. New construction on the east side of the street should be set back 10 feet to allow for the possibility to widen the street in the future. Maintain and encourage neighborhood-scale mixed-use on the west side of the street. Thurbers Avenue: Rezone the current residential area to C1 from Prairie Ave. to Eddy St. along the north side of the street. Rezone the R1 area around Warrington Ave. (from Hamilton Street to Niagara Street) to R2. 		
	Develop zoning regulations that promote the best examples of existing neighborhood character, as identified in the neighborhood typologies, to ensure that new development will blend with the existing character of the neighborhood. Ensure that regulations include alternatives that address unique topography and other special site conditions.		
	Target streets with high concentrations of vacant and blighted/nuisance properties for revitalization as a catalyst for improving the surrounding neighborhoods.	Parks, DPD	Short-term
	Improve enforcement of zoning and building codes and regulations.	DIS	Ongoing

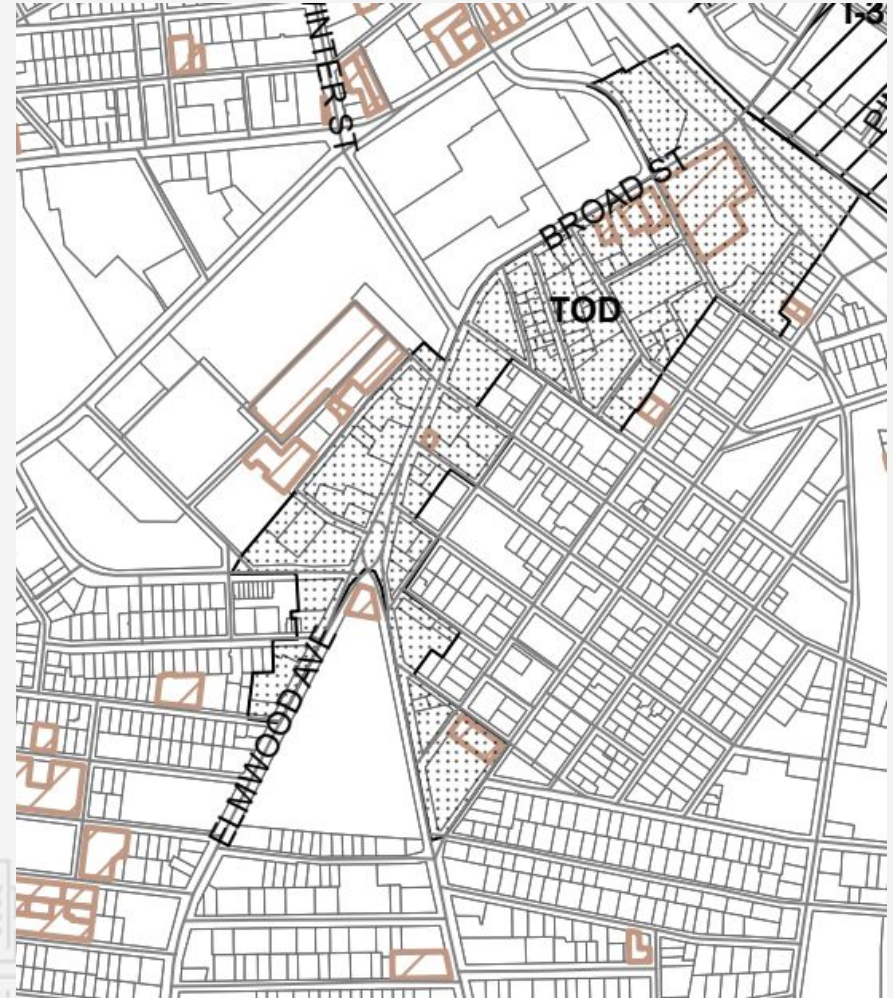
2014 Zoning Update



Zoning Base Map



Zoning Overlay Map



Development Review Process



The **Zoning Code** is designed in line with the Comprehensive Plan and regulates:

- what can be built where (uses)
- building dimensions (ex: building height, setback, lot coverage)
- design and site elements (ex: facade type, parking, landscaping)

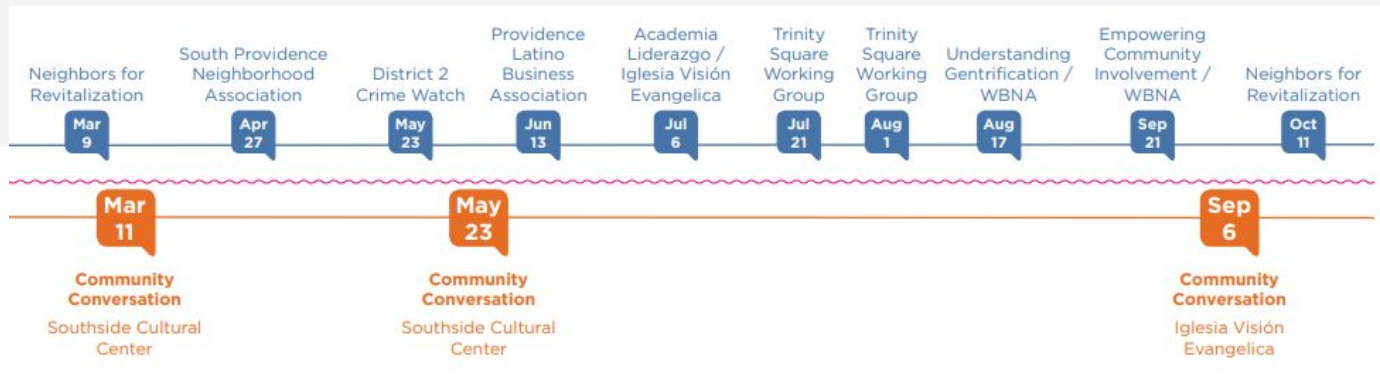
Developments of a certain size (ex: 10+ units, 10k+ SF) are reviewed by **Citizen Boards & Commissions**

- Major planning boards: City Plan Commission (most projects), Historic District Commission, Downtown Design Review Commission
- Commission members are generally appointed by the Mayor and confirmed by the City Council
- DPD Staff review development projects for alignment with the Comprehensive Plan / Zoning Code and provide recommendations to Commissions

Participation is possible via public comment at Commission meetings

- Agendas & meeting materials posted in advance at:
opengov.sos.ri.gov/openmeetings

2017 Broad Street Planning Exercise



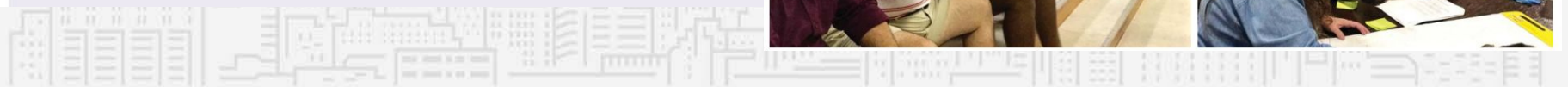
Action Steps Highlights

The projects listed below and mapped to the right represent a few of the actionable opportunities to bring to fruition the neighborhood visioning articulated during the 2017 community conversations. Some of these projects were initiated as a direct result of the community conversations (e.g. Main Street RI Streetscape Improvement Project), while others are informed by the opinions voiced during them.

For more detail about these and other projects, see the action steps tables on the preceding pages (ppg. 10-25).

Project	Additional Information
1 City Walk	providenceri.gov/planning/citywalk
2 Special Redevelopment Plan for Vacant Houses	providenceri.iqm2.com/Citizens/Detail_LegiFile.aspx?MeetingID=7441&ID=14084
3 Main Street RI Streetscape Improvement Project	commerceri.com/finance-business/taxes-incentives/main-street-ri
4 Saint Joseph's Hospital Redevelopment	providenceri.gov/planning
5 Bomes Theater Redevelopment	providenceri.gov/planning
6 Southlight Pavilion	artculturetourism.com/illuminating-trinity
7 Sankofa Market	artculturetourism.com/sowing-place

- "I would like to see the City consider adding bike lanes similar to Broadway."
- "Make sure any redevelopment uses local labor."
- "Get rid of drive-thrus."
- "Calm traffic!"
- There are "too many vacant properties. Neglect begets neglect."
- "Keep Broad Street clean!"



Recent Special Plans



- **2019 Anti-Displacement & Comprehensive Housing Strategy**

- PVD's first affordable housing bond → \$25M invested in projects like Jordan Caffey (BJII)
- Additional \$19M in ARPA funding for affordable housing
- Neighborhood Land Bank

Anti-Displacement and Comprehensive Housing Strategy

City of Providence, Rhode Island



- **2020 PVD Great Streets Plan**

- Fundamental reimagining of City streets as public spaces for all road users
- Safety, connectivity, & equity prioritized via 33 miles of lanes so far
- Wayfinding signs in '23
- Broad Street exemplifies the new standard of safe street design



Broad Street Redesign



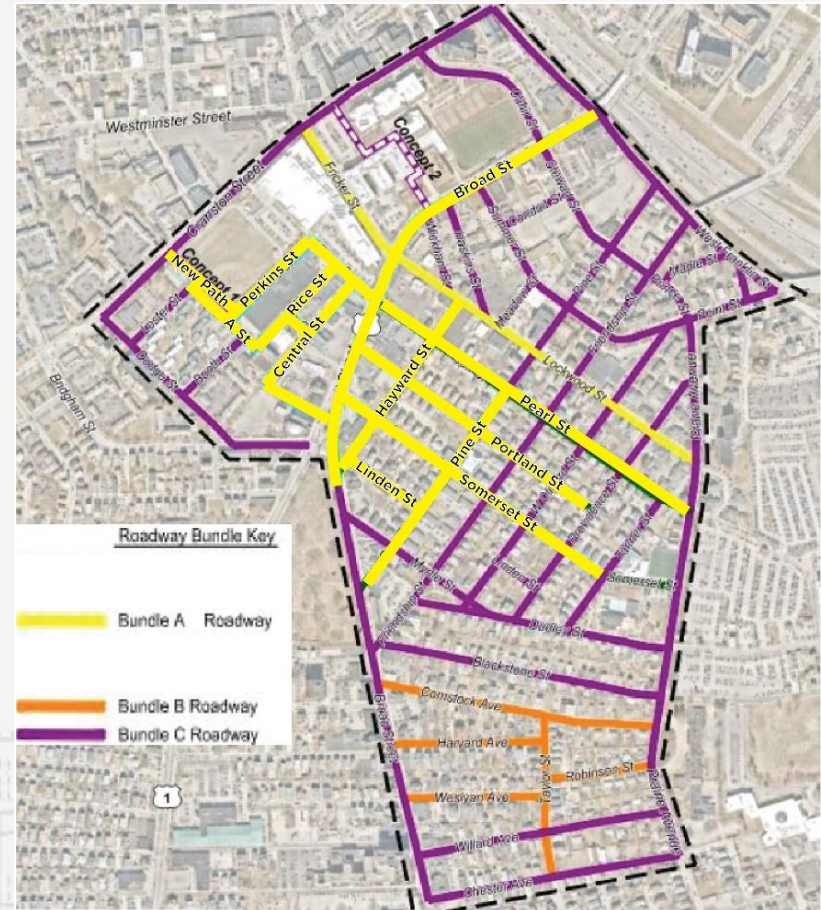
- After 4 years of community conversations, Broad Street is the new standard for safe and equitable street design for major Providence arteries
- Parking maintained, road narrowed to reduce speeding, new accessible curb ramps, protected 'urban trail', service improving bus islands, & more



Infrastructure Investments



- \$7.3M in public infrastructure investment in South Providence (the only City neighborhood with a dedicated line item in the Capital Improvement Plan)
- Includes repaving, sidewalks, crosswalks, sewers, lighting, street trees, trash receptacles, Maritcha Lyons Way
- Coordinated with ongoing Broad Street corridor improvements and Jordan Caffey Apartments and Townhomes development





Development Impacts

[A few examples]



Southside Gateways (SWAP)



- Ground floor retail + 35 affordable units



Trinity Townhouses (SWAP)



- 11 affordable townhomes



404 Broad St (Southside CLT)



- Farm to market processing center, education and office space, community commercial kitchens, and retail for 3 food businesses



Rooms & Works, Cromwell Mills



- 40 loft units and 12 offices



Barbara Jordan II (Omni)



- 79 units of affordable housing + community, office, & green space



Urban Greens & 93 Cranston St



- Cooperative food market & 30 units of workforce housing



Southlight Pavillion (SSCC)



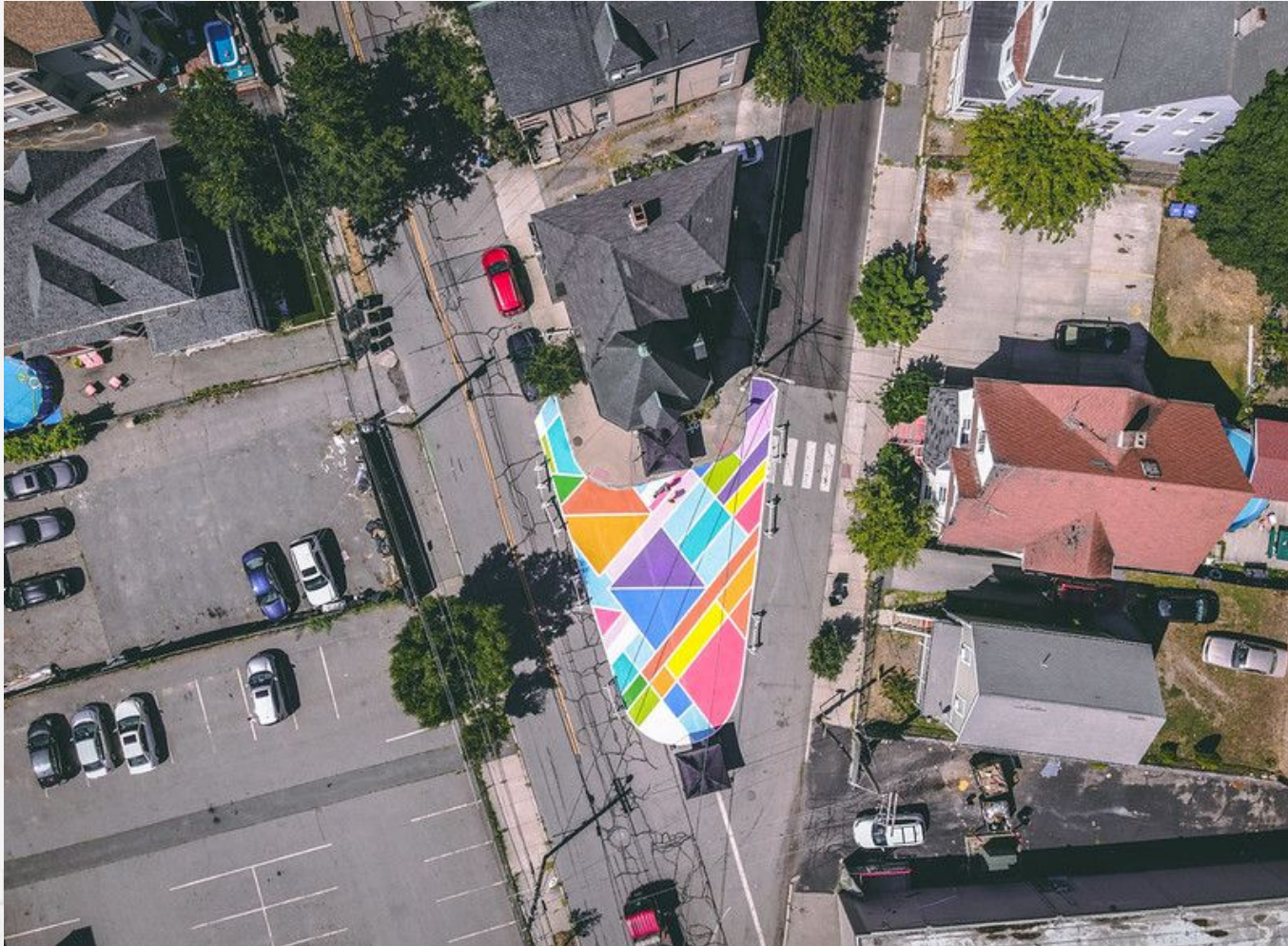
- Community venue and performance space



Bomes Theater & RWP Gateway (PRA)



Broad Street Public Art



Upcoming projects...



- Private: Klitzner Mill, 220 Blackstone (former Flynn School), 94 Summer St (Crossroads), Marathon phases 1, 2 & 3
- PRA-led projects:
 - Broad Street Synagogue
 - Urban League
- Ongoing PVD housing trust investments
- Further ARPA investments in home repair & eviction defense
- Neighborhood Land Bank acquisitions & transfers
- Trinity Square Redesign (w RIDOT)



Next steps



- How can we best collaborate to achieve further Trinity Square improvements?
- What are we missing? What needs to be prioritized?



THANK YOU

City of Providence

