



# Development in Trinity Square

## Continued Conversation

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*Trinity Square Together Meeting - 12.13.2022*  
Department of Planning & Development  
City of Providence



# Contents

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- PVD Development: Citywide vs Upper South Prov
- Upcoming Upper South Prov Developments
- Sites of Community Interest
- Next Steps



# Trash Cans



- 16 trash receptacles purchased w/ Upper South Prov CIP
- Installation in early 2023
- Next up: tree guards

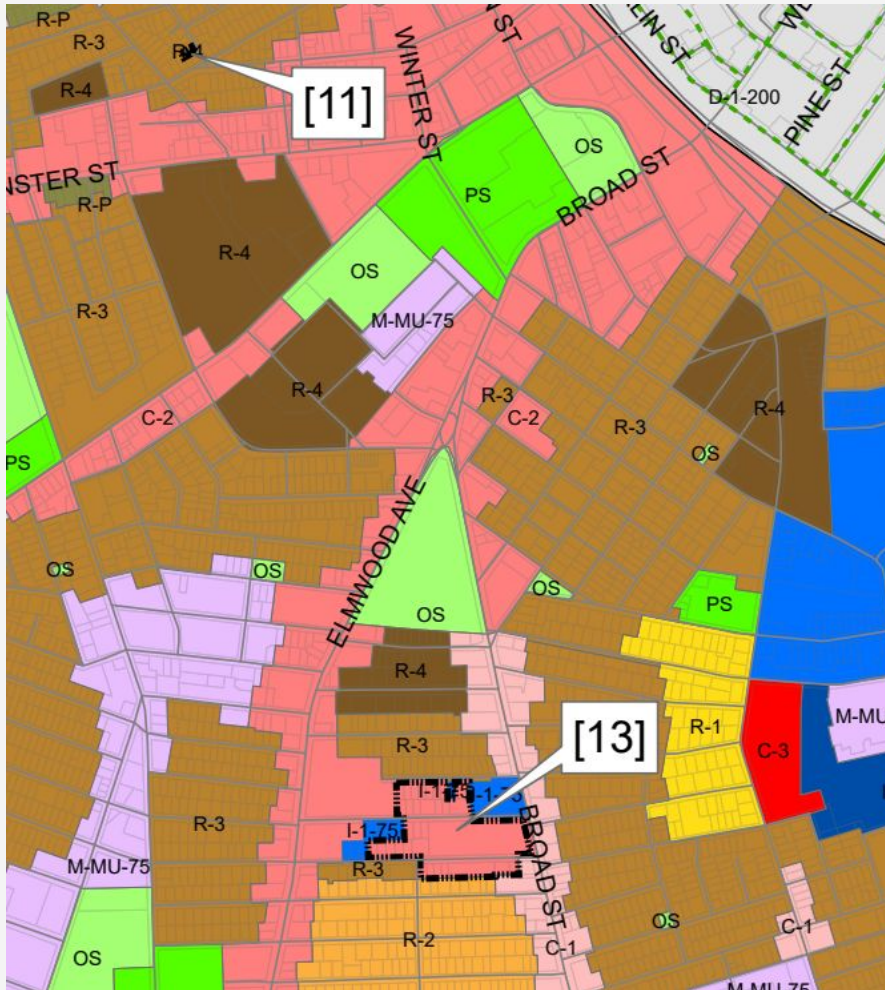




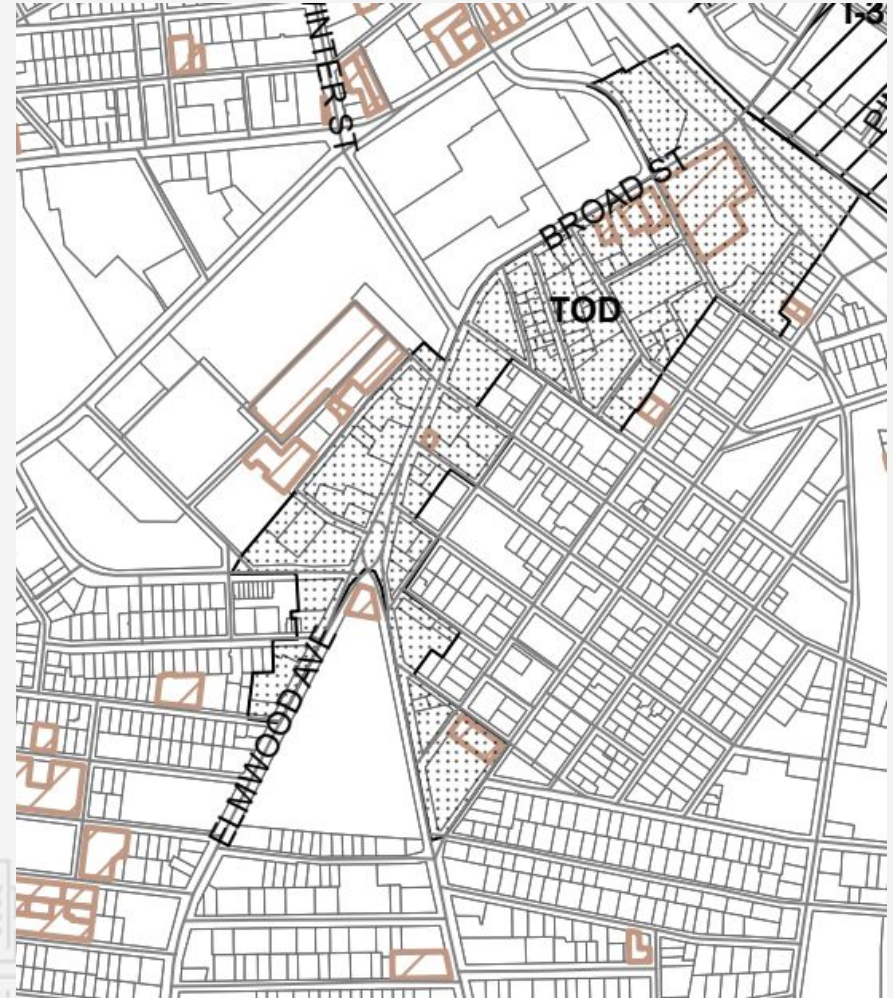
# 2014 Zoning Update



Zoning Base Map

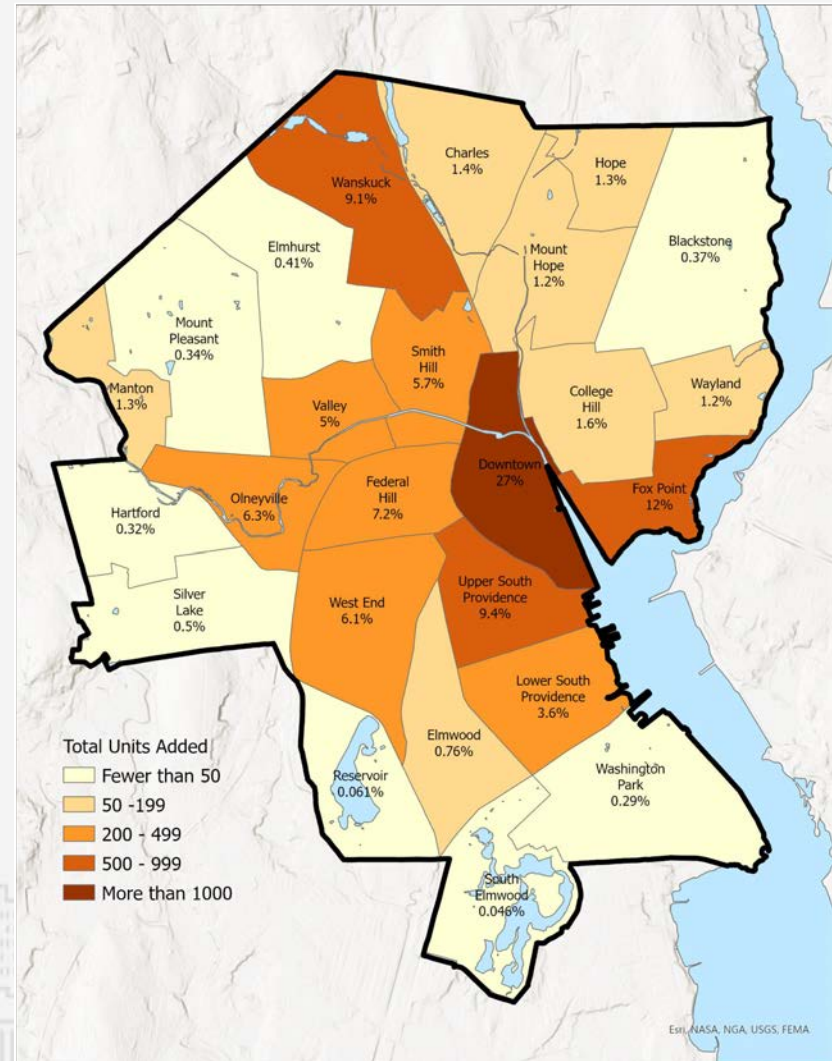
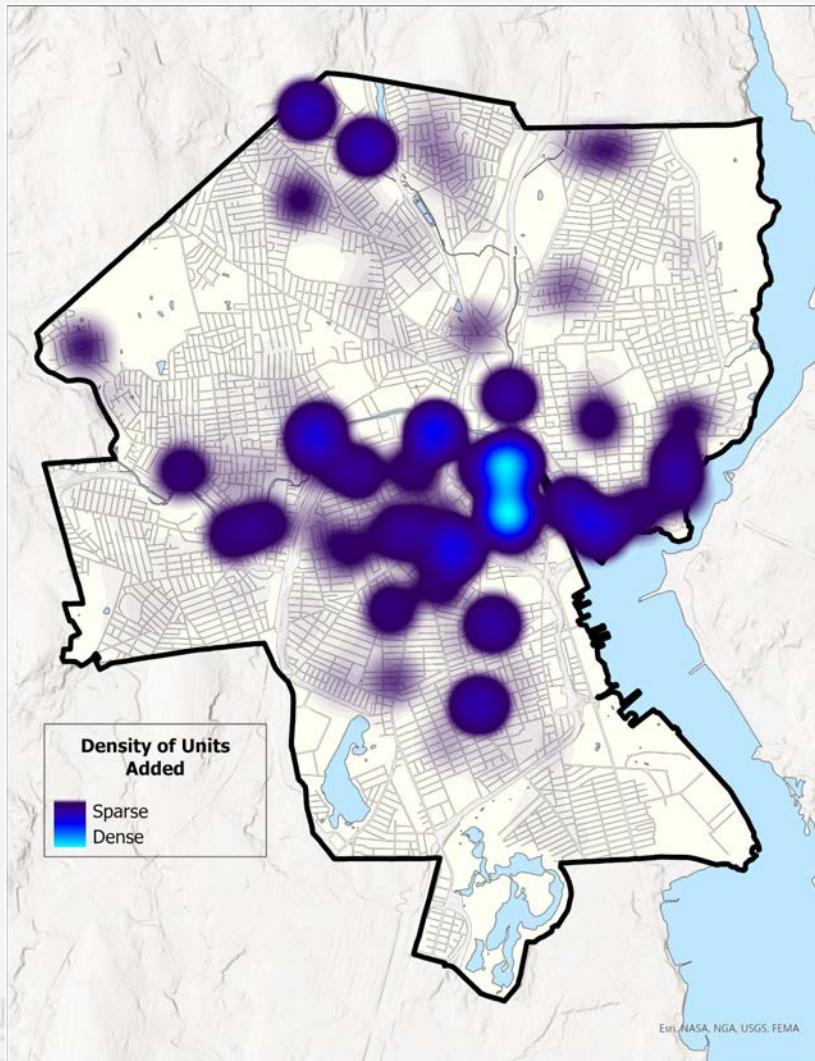


Zoning Overlay Map



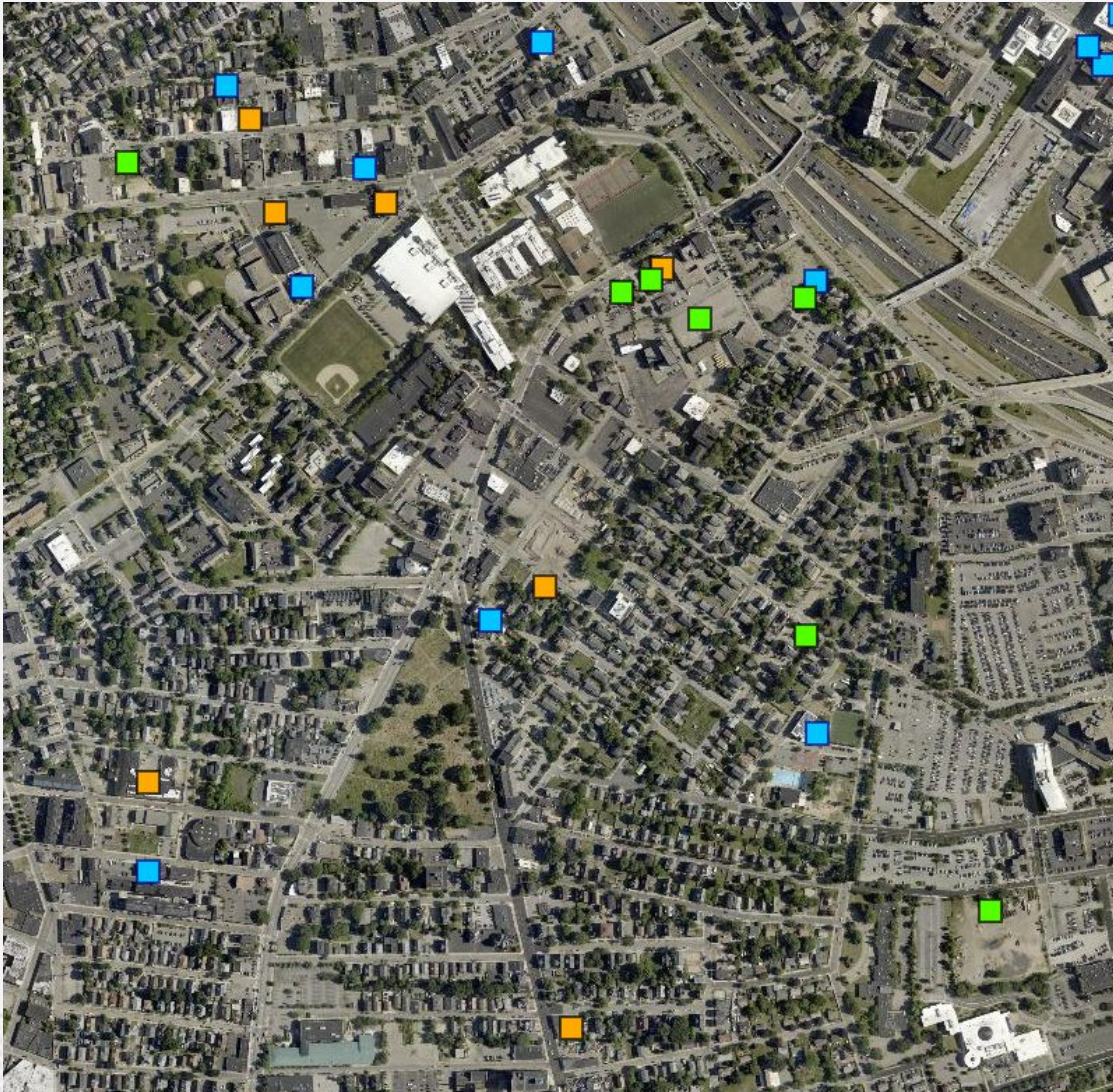


# PVD Housing Development 2015 to Today





# Trinity Square Development



## Legend

### Pipeline Development Projects

-  Under Commission/Board Review
-  Commission/Board Review Approved
-  Under Construction

### Completed Development Projects

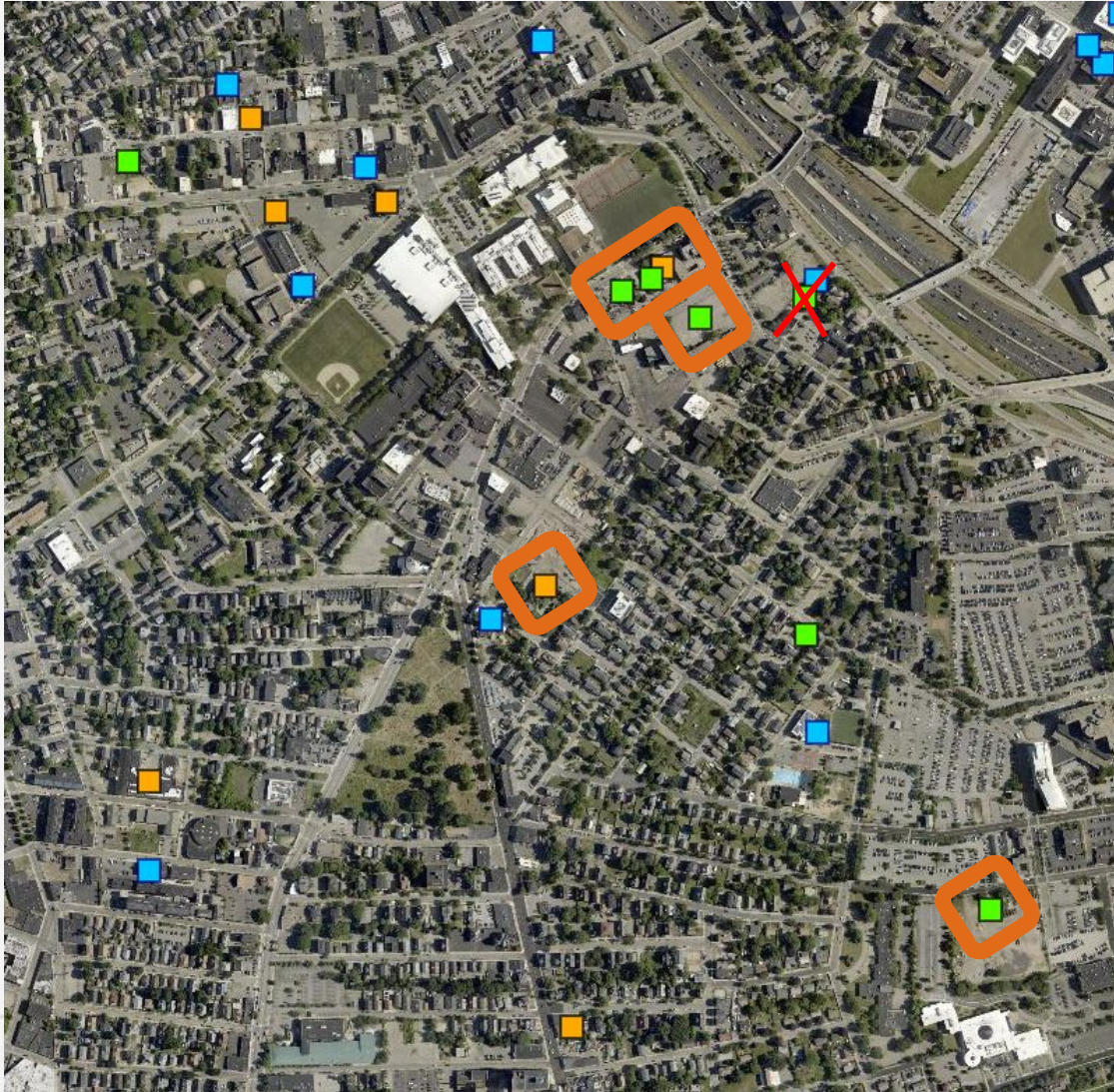
-  Complete

View:

[tinyurl.com/PVD-Development](https://tinyurl.com/PVD-Development)



# Trinity Square Development



## Legend

### Pipeline Development Projects

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# Upcoming Developments

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## **Jordan Caffey Apartments & Joseph Caffey Townhomes** (Omni, Wingate, RI Housing)

- 84 units at 60 & 80% AMI

## **Copley Chambers** (Marathon)

- Phase 1: 26 units for young adults aging out of foster care + supportive services
- Phase 2: 44 units
- Phase 3: 80 units + ground floor commercial (proposed health center)
- All affordable ~60% AMI

## **94 Summer St** (Crossroads)

- 176 units at 30% of resident income

## **220 Blackstone** (former Flynn School)

- 178 units, all market rate



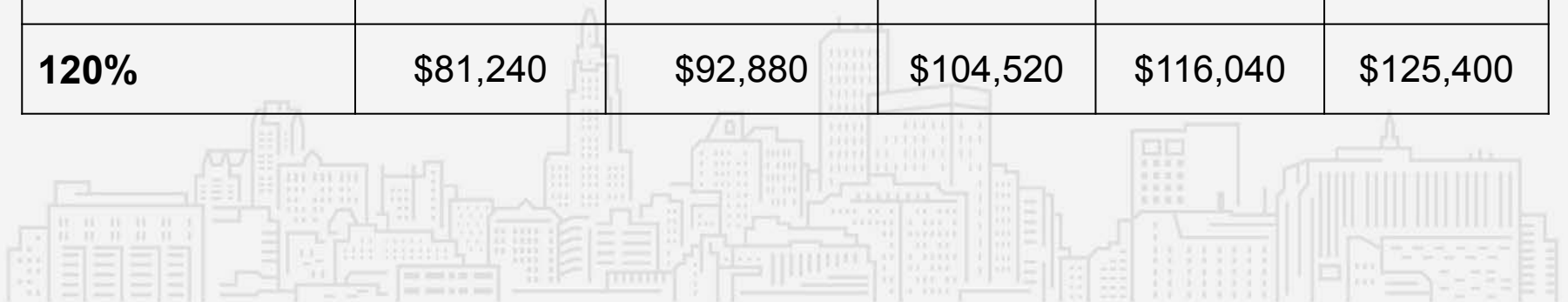


# Area Median Income (AMI)



## Providence Area – AMI income levels

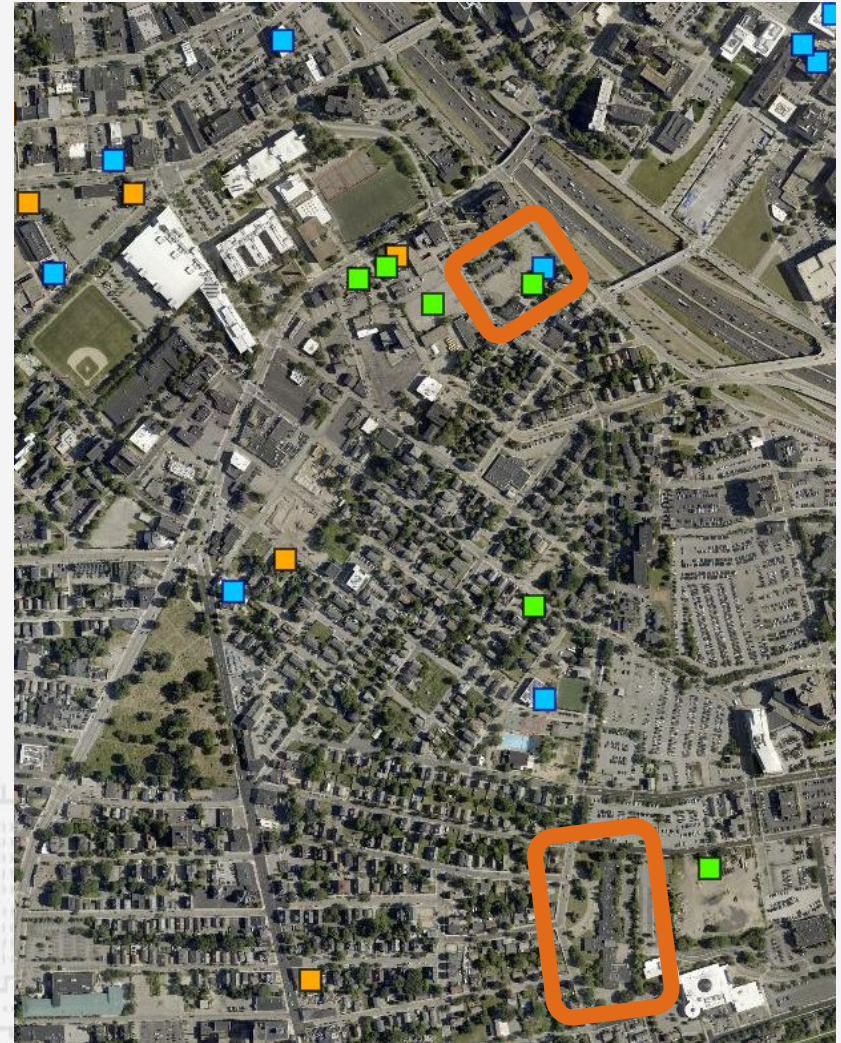
	1 person	2 person	3 person	4 person	5 person
<b>30%</b>	\$20,300	\$23,200	\$26,100	\$29,000	\$32,470
<b>50%</b>	\$33,850	\$38,700	\$43,550	\$48,350	\$52,250
<b>60%</b>	\$40,620	\$46,440	\$52,260	\$58,020	\$62,700
<b>80%</b>	\$54,150	\$61,900	\$69,650	\$77,350	\$83,550
<b>100%</b>	\$68,320	\$78,080	\$87,840	\$97,600	\$93,400
<b>120%</b>	\$81,240	\$92,880	\$104,520	\$116,040	\$125,400



# Sites of Community Interest

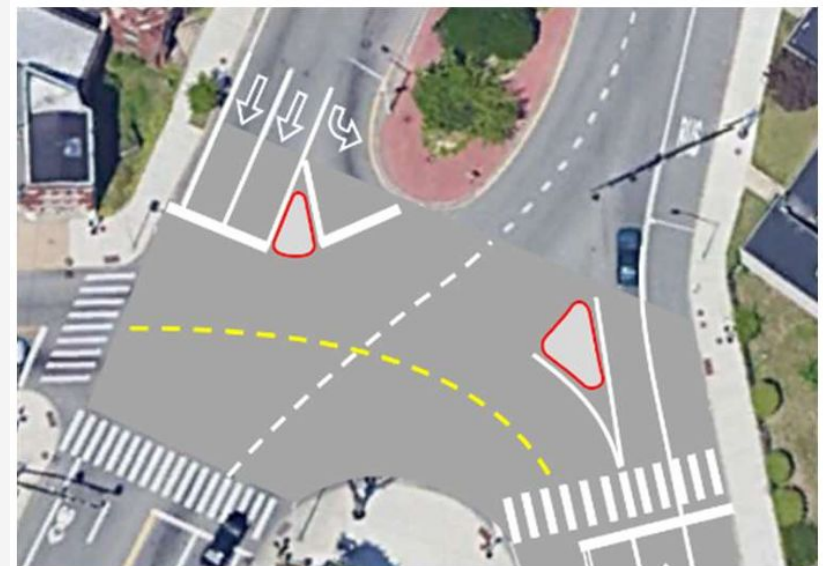
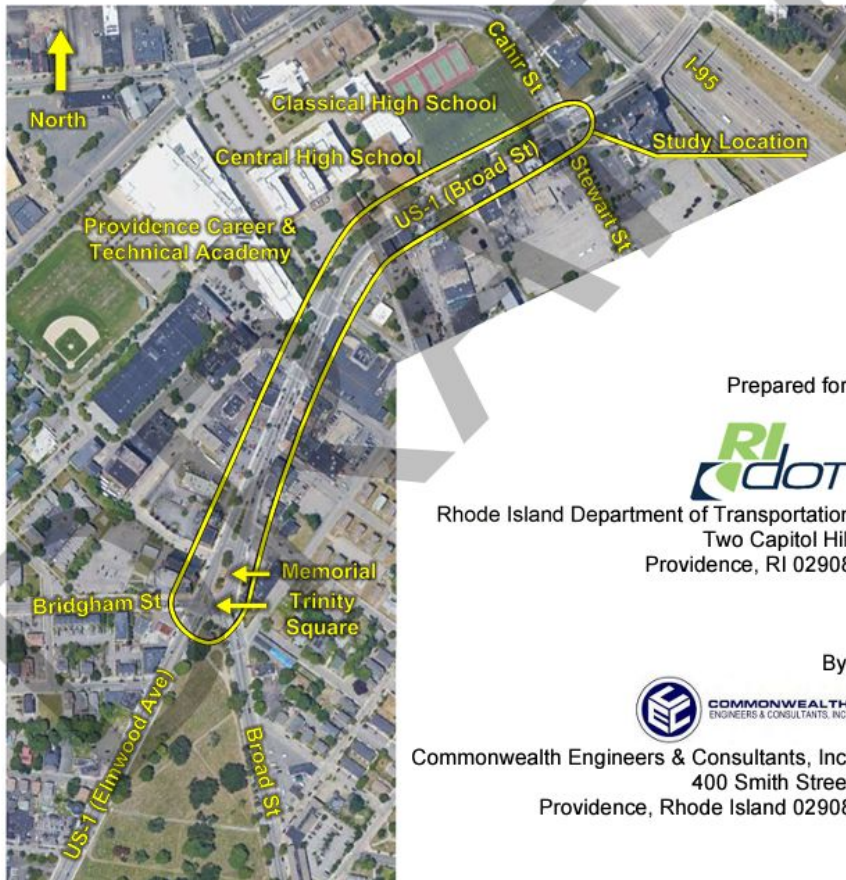


- Providence Redevelopment Agency (PRA) sites:
  - **Urban League**
  - Broad St Synagogue
- Lot beside Crossroads
  - Planning permission expired
  - Ongoing challenges flagged to Nuisance Task Force
- Trinity Square Redesign





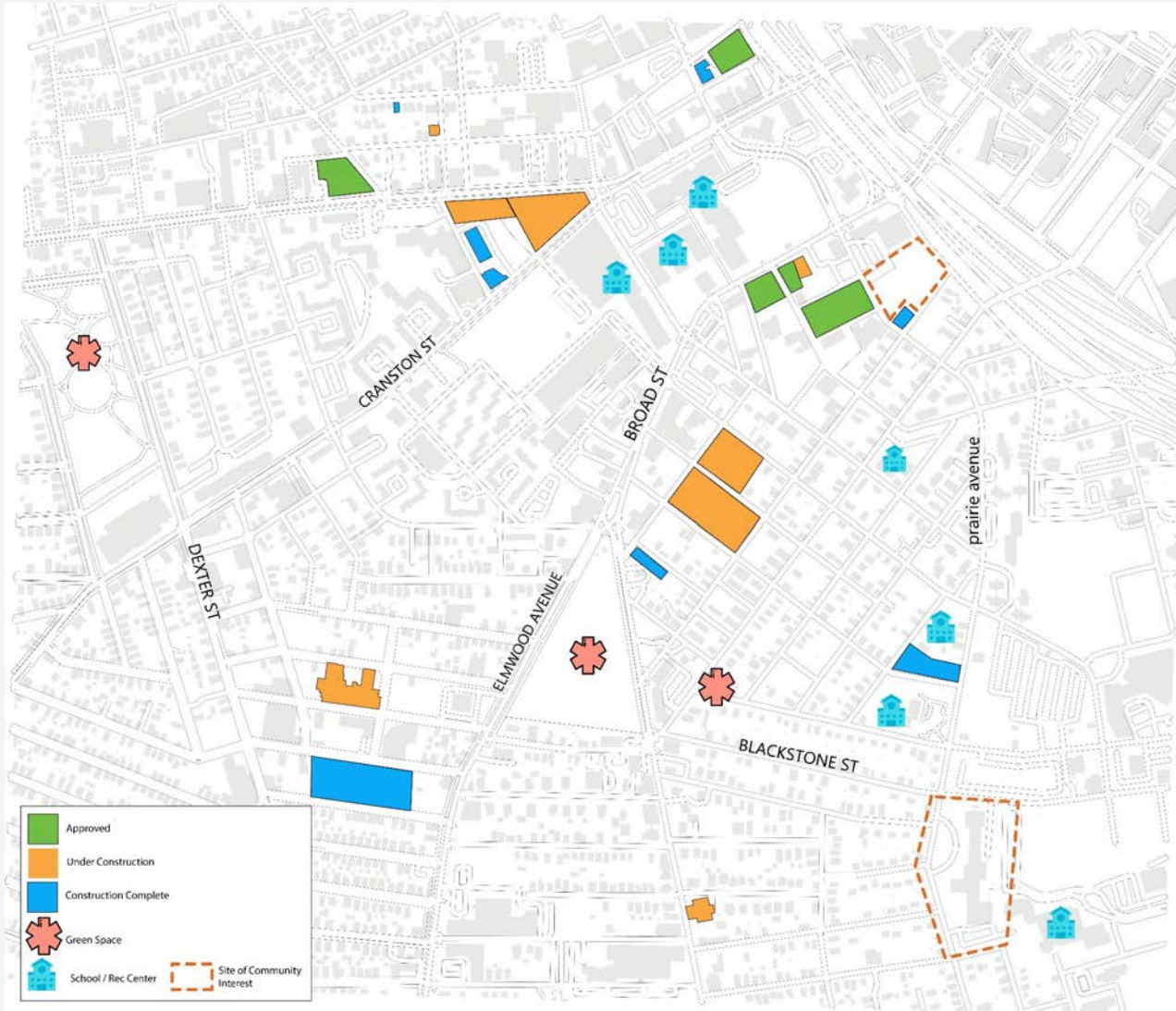
# Trinity Square Redesign



Option A Concept Configuration  
Broad St/Elmwood Ave/Bridgham St –  
Add Broad St Left-Turn Lane

- Immediate safety improvements (left turn from Broad to Bridgham) coming as soon as Spring 2023.
- Larger redesign effort possible in the future.

# Community Asset Mapping



A possible community exercise to continue early next year?



# Review & Next Steps

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- Last month's presentation:
  - Review of processes and projects that shape today's development in Trinity Square
- Themes of previous discussion:
  - Community awareness & engagement in planning
  - Applicability of a neighborhood plan for TS?
  - Varied perspectives on affordable housing need vs concentration
- Next Steps:
  - Community asset mapping?
  - Neighborhood planning process? (i.e. North Main or Woonasquatucket)
  - Ongoing information sharing
  - Ongoing citywide Comprehensive Plan Update



# THANK YOU

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City of Providence

