A VISION FOR PROVIDENCE

FULFILLING OUR VAST POTENTIAL

By Mayor David N. Cicilline

building on our strength

DEVELOPING A 21ST-CENTURY ECONOMY IN THE CHARACTER OF PROVIDENCE
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"Preservation of character and growth—these will be the guiding principles for the years ahead. . . . Our ambitions for our future should not be smaller than the achievements of our past.”

Mayor David N. Cicilline
Introduction

For several years, prominent national observers acclaimed Providence as a city with great potential. They praised our city’s unique character with its historic charm, lively cultural scene, educated workforce, and proximity to natural beauty. Unfortunately, potential wasn’t enough. Investors remained wary of an unpredictable regulatory environment and withheld their capital.

Three years ago, Providence residents voted to change that. They gave me and my administration a mandate to bring honesty, predictability, and fiscal responsibility to City Hall. Now, with over $2 billion in new investment underway, we are seeing the results of that change – what I call the “trust dividend.”

But growth brings its own challenges. While it is our obligation to encourage long term, broad-based economic growth in order to improve schools, infrastructure, and overall quality of life, it is also our duty to preserve the character of our city and each neighborhood. We must grow right.

This book captures the defining moment in which we are living. It offers principles and guidelines toward meeting the twin objectives of growth and preservation. It articulates the vision that has taken shape around our future and the regulatory tools that will help us achieve it. Also included is a detailed overview of large investments being made in Providence listed neighborhood by neighborhood. Finally, it details the immediate next steps we need to take in light of current development pressure.

We are beginning to fulfill our city’s great potential, and the pieces are in place to achieve that exciting goal. It is up to us to be both thoughtful and bold enough to build a great legacy for generations to come.

Past, Present and Future

The path forward, in many ways, is a reconnection with our past. We must cherish our history, both the good and the bad, for we are as much a product of our success as the adversity we have faced down. Providence is a city that continues to reinvent itself in response to an ever-changing culture and economic climate.

One hundred years ago, Providence was a thriving port city known for its fine craftsmanship, ingenuity and work ethic. Immigrants flocked to the city, bringing their culture and their talents. Investment was the order of the day—factories, housing, and businesses to serve it all. The future was bright.

Fast forward to the 1950s. For the first time in its history, Providence was no longer a magnet for people looking for a place to call home. People were leaving the city in droves for the promise of the “ideal” life in the suburbs. Disinvestment was rampant. People left, businesses closed, and a vibrant city saw a shadow fall.
Vibrant neighborhoods, home to a diverse population in both culture and income, were slowly abandoned and fell into disrepair. One of the wealthiest cities at the turn of the century swiftly became one of the poorest. Attempts to reinvigorate the city focused on wholesale demolition and redevelopment, in many cases using the new suburban pattern as the model. The very character that is so highly valued today—walkable streets lined with shops and houses—was considered “blight.”

While Providence lost many buildings during this era, the one bright spot was the failure of this policy to fully take hold. While many thought the solution was to demolish the old to make way for the new, there were those who saw the value in these buildings, this history. And the preservation movement was born in Providence.

Slowly, the city started to look at itself with new eyes—seeing the potential in the past. This outlook remains at the forefront of our development approach today. State and federal tax credits have made restoring historic buildings financially viable, offering a valuable tool for preserving our heritage. After decades of hard work and dedication of the citizens of Providence, the dividends are paying off. The trend of losing population that started 50 years ago has reversed itself—now Providence is the place to be.

Development in the city is at an all-time high. Between January 2002 and June 2005 building permits were granted for over 2,500 residential units in Providence. This is approximately six times the rate of residential development between 1990 and 2000. And the rebirth is not limited to housing. New businesses are being created, others are relocating to have a Providence address, and existing businesses are reaffirming their commitment to remain in the city.

The renewed interest in developing Providence shows no signs of abating. Our challenge is to manage this growth in a way that realizes a bold new vision of 21st-century urban livability and preserves and enhances the distinctive character of each of our 25 neighborhoods. And by urban livability, I’m not talking about cafés and boutiques. I mean great schools, more quality affordable housing, a restored infrastructure, and property tax relief for home and business owners, all of which come with the expansion of our tax base.

The key to charting the course is a vision of what the future Providence should and can look like. First and foremost, Providence is an urban environment. That is the key to its appeal today and its growth tomorrow. Urban livability is different from suburban livability.

The vision that has coalesced around the future of Providence is that of a dynamic place with dynamic people; a place with an ever-increasing number of cultural and entertainment assets; a place with generous amounts of green space in the public realm; and it will be a place with increased building density. In short, it will be a city, and it will be a great city.
The Providence of tomorrow will indeed look different than it does today, but change is the lifeblood of thriving cities. Still, change is always hard. There are tough choices to be made and some will disagree. This is inevitable.

Another important aspect of the “trust dividend” is the ability for people to express their views—especially dissenting ones. Openness encourages a thriving social investment on behalf of the citizens of Providence, a joint commitment to improving the quality of life in the city. We may not always agree, but I promise that all views will be considered.

Foundation of Planning Efforts

Providence 2000: The Comprehensive Plan

In December 1994, the City of Providence adopted Providence 2000: The Comprehensive Plan. This plan established the following vision for the future of the city as well as a series of goals and policies designed to transform the vision into reality:

We envision Providence as a great place in which to live and work, ...a city that cares, ...with a strong tie to our natural environment, ...a city that is the region’s economic center, ...and its transportation hub, ...a city where we work together, ...above all, that Providence is a livable city!

Consolidated Plan: 2005—2010

The City annually receives approximately $11 million in funds from the Department of Housing and Urban Development (HUD) to be used for housing and community development activities. The funds are typically combined with other city, state, and federal funds to leverage sufficient resources to achieve the goals established in the 5-year plan that HUD requires the city to prepare, also known as the Consolidated Plan.

The Consolidated Plan sets the vision for the City regarding the provision of housing and other community development activities, identifies strategies to achieve the vision and establishes priorities for allocating funds. The plan was created through collaboration with residents, service consumers and providers, the special needs community, youth, neighborhood associations, business owners, developers and City and State community development and planning staff.
Strategic Plan

The Comprehensive Plan and Consolidated Plan establish long term goals and policies to ensure the future of our city. The Strategic Plan is an implementation tool for the short-term, identifying strategies and specific tasks to achieve our goals. It is organized according to five priorities: strong neighborhoods, high quality education, public safety, economic growth, and fiscal integrity.

The Strategic Plan is about delivering. It is the delivery system for the things residents expect and deserve from city government. It is about making sure that every taxpayer dollar that goes in is transformed into maximum value. It is faster snow removal after a blizzard. It is quicker identification of road hazards. It’s a smarter and more comprehensive response to things like graffiti and rodent problems. It’s a more enjoyable neighborhood park and a more exciting summer arts program.

The Strategic Plan also spells out the strategy for helping to turn the tide on larger challenges—growing our economy, addressing the affordable housing crisis, improving our schools, making Providence a safer city, developing a culture of fiscal responsibility—all of which strengthen our neighborhoods.

Guiding Principles

Over the next few years, we will continue to refine our vision and establish specific plans to help neighborhoods achieve their goals. In December 2004, I established the following principles to ensure that all planning initiatives undertaken by the city will be:

Transparent and Inclusive

The process shall be open and inclusive. The process will include the active participation of neighborhood residents and organizations, businesses, elected officials, and other stakeholders.

Neighborhood Based

Plans and regulations will be created using the following widely accepted standards for promoting strong neighborhoods:

Walkable Community—Neighborhoods contain stores and shops that satisfy everyday needs within an easy walk from home.

Safe Streets—Streets are safe and friendly.

Ease of Mobility—Streets accommodate cars, but allow people to live easily without one. There are many ways to get around and choices (foot, bicycle, transit and car) for moving to, from and within the neighborhood.
Housing Choices—Neighborhood support a variety of housing types to meet different needs, preferences and incomes.

Gathering Places—Neighborhoods contain a variety of public places for people to meet and talk, including parks, plazas, sidewalks and shops.

City Services—A full range of public services is provided for residents.

Special Character—All neighborhoods are shaped by their physical setting—streets, buildings, open spaces, history, culture—and the people who live in them. These attributes combine in unique and memorable ways to create the urban fabric of each of Providence’s neighborhoods. This fabric must be protected and enhanced while accommodating new development which strengthens and builds on the character of the neighborhoods.

Consistent

Work will be based on the goals and policies of the City’s Comprehensive Plan.

Part of the Whole

Neighborhoods stand on their own, yet are connected together to form the city.
Refining the Vision

Since taking office, I have worked with the community to refine our vision and identify key projects to begin transforming the vision into reality. This work will continue, for in the words of our own City Plan Commission in 1950: “A city is an ever changing organism which at no point in time can be considered completed.”

Completing and Connecting Downcity

In March 2004, the City partnered with downtown businesses and organizations including Cornish Associates and the Providence Foundation to bring renowned planning firm Duany Plater-Zyberk & Company back to Providence. DPZ was responsible for the original Downcity plan prepared in 1992. After 10 years, it was time to evaluate the success of the original plan and identify the next steps in revitalizing our downtown. The goal: Completing and Connecting Downcity.

The DPZ team hosted a week-long charrette in which they toured the Downcity and the West End and hosted numerous workshops to discuss key issues. With each workshop, attendance grew. You could feel the energy in the room as people from all walks of life had the opportunity to discuss ideas about what Downcity should be. At the conclusion of the charrette, Andres Duany presented their recommendations to a standing-room only crowd at the Biltmore Hotel.

DPZ further refined the vision for Downcity and identified key projects to kick-start that vision. We are currently developing an implementation strategy for key projects identified in this plan. This strategy will be announced in the near future.

A Vision for Providence 2020

In 2000, a series of plans were done for three different areas of Providence surrounding the Downtown: Narragansett Landing, Promenade and Westminster Crossing. These plans were prepared in isolation—there was no relationship between the three plans or connections to existing plans for the Downtown. For any plan to be successfully implemented, it must recognize the full context of the area in which it is located.

In 2004, the City hired Sasaki Associates of Boston, Massachusetts to create an overall vision for Downtown and the surrounding areas, including connections to the neighborhoods that surround Downtown. Their study area included Downtown as well as Narragansett Landing, Promenade, Westminster Crossing, and Fox Point.

Sasaki was charged with reconciling and updating the previous plans that had been done in the study area, creating a coherent vision, building partnerships and support, and identifying implementation initiatives. One of their key tasks was a market study to assess the economic climate in Providence, identify our strengths and weaknesses and provide recommendations as to how best position ourselves in the next economy.

One of their first tasks was to meet with groups of stakeholders, including businesses, institutions, neighborhood representatives and non-profit organizations to understand everyone’s goals and issues.
In May and June of 2005, Sasaki presented draft concepts at a series of stakeholder and public meetings. One of the key concepts presented was that of a specific economic development objective for each of the different districts:

- **Promenade: A Place for Innovation**—Promenade will become a center for innovation, where jobs range from research to production. With loft and other urban housing in the district, people will find it easy to walk to work. Many may choose to live and work in studio space that gives them maximum flexibility.

- **Jewelry District: Center for Knowledge Creation**—The Jewelry District will become one of the premier locations in the city with a rich mix of uses and dynamic 18-hour environment. Development in this area will be spurred by the relocation of I-195 and the opening up of the riverfront. Providence will become known as a center for knowledge creation, building on the economic engine of universities and hospitals. To create a diverse and interesting place, the office, research, and academic uses must be balanced with residential uses and the service retail to support these activities.

- **Downcity/Capital Center: Anchor for the City**—Downcity and Capital Center together form the economic engine for downtown, and serve as the cultural center for the city. With well established development frameworks, the primary opportunity in this part of downtown is strategic infill development with a mix of uses and parking.

- **Narragansett Bay: The Bayfront**—The Bayfront sweeps around the head of Narragansett Bay from Thurbers Avenue to India Point. Competitive advantages are the spectacular waterfront views, excellent highway visibility to all points, good access, and the potential for waterfront amenities of park land and continuous public access. Economic development in this district will transform underutilized portions of the harbor to more productive and active uses. While elements of the working waterfront may remain, new development will create opportunities for housing and office headquarters that command spectacular views. Medical research in urban campus settings will benefit from proximity to Rhode Island Hospital and Brown University.

Based on the feedback the consultant received at these meetings, adjustments have been made to the concepts initially proposed. A draft plan has been prepared and is currently being reviewed by city staff and will be released for public comment in the near future. When the final plan is complete, it will be adopted as part of the City’s Comprehensive Plan, providing both a cohesive vision for downtown and the surrounding neighborhoods as well as a clearly defined implementation strategy.
Realizing the Vision

Providence is a visionary city. We are a city of creators, a community that transforms what is only wishful thinking in other cities into our reality. We have moved rivers and highways, converted abandoned factories into housing and offices, and created a bold vision for the revitalization of our waterfronts, all while preserving our heritage.

As we continue to experience unprecedented development, it is our responsibility and challenge to ensure that growth happens in a positive way; that every action, no matter how small, contributes to the realization of a larger vision. The steps that we take now will form the foundation for the dreams of future generations.

The following initiatives will ensure that each and every investment made in the city brings us closer to achieving our goals. This includes not just the financial investments that are the focus of the final section of this book, but investments in people and process—a continuation of the “trust dividend.”

Investing in the Future: The Comprehensive Plan Update

A community’s comprehensive plan is its blueprint for the future. Just as one would not undertake construction of a high-rise building without detailed engineering and building plans, a city cannot hope to realize its potential without a clear statement of vision and the goals and strategies to achieve that vision.

That is not to say such plans, once made, are set in stone. Comprehensive plans are living documents, influenced by our ever-evolving culture and changing needs and desires. For example, areas and development types identified as “blight” in the 1950s are today some of our most valued neighborhoods and buildings. As such, it is imperative that we re-evaluate our plans on a regular basis to ensure that the vision and goals expressed continue to be an accurate reflection of the community.

In 2003, I announced the Neighborhood Investment Project, a program designed to craft individual neighborhood plans—Neighborhood Investment Strategies—for each of the city’s 25 neighborhoods. Each of these plans was to be adopted as part of the City’s Comprehensive Plan, providing neighborhood specific guidance on key issues and concerns.

Initial meetings were held in five neighborhoods to begin this process; however, the project was put on hold when it became apparent that updates to the Zoning Ordinance were needed immediately to ensure the protection of our neighborhoods during this time of unprecedented development. While temporarily delayed, the creation of neighborhood-based plans has always remained a top priority for my administration. The time has now come to refocus our energy on the long-term issues facing our neighborhoods.
Starting in January 2006, the Planning and Development staff will be returning to the neighborhoods to re-launch the Neighborhood Investment Project. The process has been adjusted based on lessons learned from the first meetings held. Moreover, the project has taken on new significance as the first step in the update of the city’s comprehensive plan.

*Providence 2000: The Comprehensive Plan* was adopted by the City in 1994, and was based largely on data collection and analysis that was completed in 1989 and 1990. However, the Plan was not approved by the State until May of 2002. Cities and towns in Rhode Island are required to update their comprehensive plans every five years to reevaluate goals and objectives, reflect significant changes and to ensure consistency with the elements of the State Guide Plan. Providence’s updated Comprehensive Plan must be adopted by the city and submitted to the State by May of 2007.

Because of the time that has passed since the Comprehensive Plan was written, the update to the plan will be significant. When it is complete, it will refine the vision and goals articulated in 1994 and establish specific strategies to realize the vision. Most notably, the focus of the updated plan will be neighborhood based, both through the formulation of neighborhood specific goals and policies and the manner in which broader citywide issues are addressed.

It is vital that through this process we remember that we are a city of neighborhoods — achieving our ultimate vision is dependent on the success of each and every one of our neighborhoods. When completed in the spring of 2007, the end product will be a plan that provides a consolidated vision for the future development of our city and a tool to guide decision making by Providence’s city departments and boards and commissions.

**Managing Growth Now: The Zoning Ordinance Update**

In 2004, it became obvious that the City was experiencing unprecedented development interest with over 1.8 billion dollars in proposed construction, including both public and private projects throughout the city. As development proposals continued to be submitted, deficiencies of our Zoning Ordinance were highlighted that threatened our ability to protect and preserve neighborhood character as identified in the city’s comprehensive plan.

Significant projects that had the potential to change the character of a neighborhood were exempted from a thorough review by virtue of their parcel size. Proposed development in many of our commercial districts was the antithesis of the prized character and the pedestrian-oriented design discussed in the Comprehensive Plan. The character of residential neighborhoods was being irrevocably changed by the construction of houses that ignored the street and the surrounding development pattern.
All of these flaws were slowly eating away at our neighborhoods. The need for enhanced protection was immediate. While we had always planned to revise the Zoning Ordinance following the completion of the neighborhood plans, we no longer had the luxury of time. Updating a Zoning Ordinance is a complex and time-consuming process, as evidenced by the over 40 meetings held by the Department of Planning and Development over the course of 8 months, starting in November 2004. To wait until the completion of the neighborhood plans would have delayed critical changes for 24 to 36 months, at which time the damage would have been done.

The Department of Planning and Development is currently finalizing a revised draft based on comments received during public meetings in June and throughout the summer. The revised draft will be submitted to the City Council for consideration this fall after another round of public meetings to discuss the proposed changes.

The new ordinance not only addresses the shortcomings of the old, but does so in a way that provides clarity and predictability for developers and citizens. It is my hope that the ordinance will be considered with all due haste to ensure that our neighborhoods have the protection they expect and deserve.

Investing in People: Providing Access to Jobs and Training

In 1985, the City adopted two ordinances with the following goals: encouraging the retention of working, home-owning families and assuring employers that a trained and motivated work force was in place to serve their needs. These ordinances, commonly known as First Source, required any business in the city that received aid from the city to enter into an agreement with the City to hire Providence residents from a list that was to be maintained by the Department of Planning and Development. Aid consists of both cash and in-kind services provided by the City, including tax concessions, tax abatements, federal grants and direct city funding.

While in place since 1985, the First Source ordinances were not implemented until 2004, when I directed the creation of the Providence Connects program. Providence Connects is a web-based tool that builds on the principles of the original 1985 ordinances through the use of modern technology to connect people to jobs and training opportunities and employers to qualified employees.

The Providence Connects web site provides tools for job seekers, employers and training organizations. Job-seekers can submit a profile, go to the Rhode Island Job Banks web site to post a resume and search for jobs, and be directed to netWORKri to meet with a career representative. Employers can post jobs and search for candidates, both through the Providence Connects and netWORKri websites. Training organizations can register and post their program offerings. Additionally, companies that are required to hire Providence residents will be able to submit their progress reports on-line.
For Future Generations

Beyond the web based technology, a network of community based organizations, workforce training and employment centers, city officials and city residents will continue to forge the necessary relationships to put Providence residents into sustainable career paths.

Investing in Neighborhoods: Housing, Businesses and Infrastructure

Housing

The core of our society and the heart of our strong neighborhoods are our working families. The City of Providence is deeply committed to supporting families by working to make housing more affordable. Everyone deserves the opportunity to live in decent housing. This requires creating new affordable housing units, preserving existing units and providing leadership, support and homeownership opportunities for working families.

The number of housing units in the city has increased dramatically since 2000. There is unprecedented development throughout the Providence. Developers, using the RI Historic Tax Credit, are converting industrial and commercial buildings to residential uses as well as creating large scale new construction condominium developments. The city’s non-profit Community Development Corporations (CDCs) are addressing affordability issues through the rehabilitation of abandoned and/or substandard houses into affordable homes as well as construction of new units for both rental and homeownership.

While the increase in development is a benefit to the city as a whole, it has priced many low and moderate income families out of the city’s housing market. The vast majority of new housing being produced in Providence is expensive housing which low and moderate income families cannot afford. The City has taken several steps to address the provision of affordable housing including:

- Creating the Housing Trust Fund.
- Increasing the affordability restriction on HOME units to a minimum of thirty years.
- Supporting the development of neighborhood based ownership and rental opportunities.
- Establishing a multi-sourced, self-replenishing funding system.
- Stabilizing neighborhoods through strong neighborhood based planning.
- Continuing the emphasis on increasing homeownership.
Preserving rental housing and supporting existing owner occupied homes that promote neighborhood stabilization.

Focusing on rehabilitating multifamily homes.

Taking targeted, ongoing action against vacant and abandoned properties.

Promoting the city and its neighborhoods

Revamping the housing delivery system.

Expanding economic opportunity through housing investments.

The City believes that a continued commitment to affordable housing for its low and moderate income residents will support its continuing revival. In order for the city to continue to thrive, Providence must be a place where persons and families of all income levels have the opportunity for safe, affordable housing. Providence must create a varied range of housing types to serve its low and moderate income persons and families.

Businesses

The Providence Economic Development Partnership provides assistance to local businesses, primarily through low-interest business loans. And, recently, the city launched a new program in partnership with the PEDP called Neighborhood Markets. The main focus of the program is providing assistance to local merchants that typically have gross sales of less than $1 million by providing access to lending capital, façade improvements and streetscape enhancements.

The primary goal of Neighborhood Markets is to upgrade the retail experience, strengthen businesses and preserve neighborhood character, history and ethnic flavor by using the Main Street four point approach – design, economic restructuring, promotion and organization. Eight neighborhood centers have been designated and enrolled in the “Main Street” program: Upper Broad Street, Lower Broad Street, Olneyville Square, Wickenden Street/Fox Point, Chalkstone Avenue, Atwells Avenue, Charles Street/Hopkins Square, and Cranston Street. A consultant is being hired to administer the Main Street portion of the program.

The first enhancement project completed was the planting of 284 street trees in the summer of 2005. Upcoming projects include storefront improvement matching grants and grants for neighborhood merchant associations to make brick and mortar improvements.
Infrastructure

Last but not least is the commitment I have to improving our city infrastructure. For many years, basic maintenance has been an afterthought. As a result, decades of neglect have resulted in city streets in dire need of repair. Through careful coordination and partnerships with Senators Jack Reed and Lincoln Chafee, the City received over $6.5 million dollars in the 2005 transportation bill earmarked for improving our city streets and enhancing traffic flow.

In addition to the above project which received specific funding in the federal transportation bill, the city also had several projects included in the statewide Transportation Improvement Program: downtown sidewalk improvements, additional funding for Downtown circulation improvements, traffic signal coordination on Broad Street and Broadway and study of the reuse of the I-195 piers to support a bicycle and pedestrian bridge.

Our parks are also undergoing significant improvements. We are currently in the process of installing over 2.4 million dollars of improvements to neighborhood parks across the city. In 2006, the Parks Department will commence work on a new parks master plan to guide future investment.

Furthermore, investment in people and process as it relates to improving our cities infrastructure cannot be understated. Our Director of Public Works understands the importance of the system as a whole and is dedicated to establishing a routine maintenance program to prevent further deterioration of our streets. For the first time in years, the city has both a City Engineer and a Traffic Engineer to direct our efforts in improving the safety and efficiency of our infrastructure. Finally, the reorganization of the Parks Department under the leadership of our new superintendent has resulted in a greater focus on the neighborhoods and increased efficiency in maintaining our parks.

Investing in Services: Permitting

One of the most frequent complaints I received upon taking office was the amount of time needed to obtain building permits. At the time I was elected, there was a backlog of several hundred applications. Today, that backlog has been eliminated. Organizational changes in how applications are processed ensure a more timely response. The positive impact of these changes are apparent in the number of permits being issued, an increase of 600 permits during fiscal year 2005 alone, for a total of 7,700 permits. Future improvements in this area include a new website to assist small businesses in navigating through the various city departments to obtain their approvals. This “virtual one-stop” site will have information from Inspection and Standards, Fire Prevention, and Licensing.
Overview

Over the past few years, financial investment in Providence has continued to grow with two billion dollars and counting. What many people don’t realize is just how much of this investment is occurring in our neighborhoods—and how much is public investment in improving our basic infrastructure, which has been neglected for too long.

Many of the projects you will read about in the following pages have not made headlines in the media, but they are significant in their own right. They are indicative of the ever increasing health and vitality of our neighborhoods. Downtown may be the heart of Providence, but the neighborhoods are our soul.

We have done our best to compile a thorough list of significant projects (valued at $0.5 million investment or greater) that have been completed within the last two years or are anticipated to be completed within the next five years. But this is by no means a static list. We continue to learn about new projects on the horizon every month. We will update this investment summary as new projects are announced. It is also important for me to note that inclusion in this summary does not indicate advocacy for a project, only that the development met the threshold criteria in terms of time and investment.

Perhaps even more significant are the projects that are not listed here—those smaller projects that represent the confidence of homeowners and small businesses that Providence is the place that they want to call home. Each home renovation and business improvement, no matter how small, contributes to the betterment of our community. Someday we may have the capability to quantify those investments but, until that day comes, I want to take the opportunity to recognize and thank everyone who invests in our city—whether financially or through commitment of time and energy to improving our community. Each and every one of you make Providence what it is today, and are building the foundation for our future.

Summary Table: Investment by Neighborhood

The following table contains a summary of the estimated financial investment for each neighborhood in the city (based on projects of $0.5 million or greater) that have been completed within the last two years or are currently proposed for construction within the next five years. The citywide public investment total includes projects that extend through multiple neighborhoods. Single site public projects such as schools that are located in specific neighborhoods have been included in that neighborhood’s investment total. Summary sheets for each project follow this table. All numbers indicate millions of dollars.
### Providence Investment Summary

**Building on Our Strength**

*Developing a 21st-Century Economy in the Character of Providence*

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<th>Citywide Public Investment</th>
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<td>Transportation System Improvements</td>
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<td>Neighborhood Park Improvements</td>
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<td>Housing*</td>
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<td>Business Assistance**</td>
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<td>Neighborhood Markets Program</td>
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<td>Narragansett Bay Commission—Combined Sewer Overflow</td>
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<td>Interstate 195 Relocation (Rhode Island DOT/U.S. DOT)</td>
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<td><strong>Total Citywide Public Investment</strong></td>
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<th>Neighborhood Investment (Public and Private)</th>
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<td>Manton</td>
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<td><strong>Total Neighborhood Investment</strong></td>
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</table>

| **Total Investment**                                                                       | **$3,032.85** |

*Total housing investment for projects that have received HOME funds from the city, including private investment, plus $6.1 million in lead abatement funds*

**Providence Economic Development Partnership Loans—25 loans from 2003 to present**
SUMMARY

The City has been working collaboratively with the State of Rhode Island and our congressional delegation to secure funding for much-needed transportation improvements. Improvements include resurfacing, traffic signals, streetscape enhancements, bicycle paths and signs, and bridge repairs among other things.

Public Investment: $33 million
SUMMARY

The City of Providence has programmed over $2.4 million in neighborhood park improvements between 2003 and 2006; over $1.9 million in improvements have already been completed. Improvements include lighting, landscaping, playground improvements, basketball courts, picnic areas, murals, ballfields, stages, community gardens, and water parks. The following is a list of parks being improved through this program by neighborhood:

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Parks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blackstone ($)90,000</td>
<td>Blackstone Boulevard, Lippitt Park</td>
</tr>
<tr>
<td>College Hill ($)15,000</td>
<td>Prospect Terrace</td>
</tr>
<tr>
<td>Elmwood ($)115,000</td>
<td>Jennifer Rivera Memorial Park, Sackett Street Park</td>
</tr>
<tr>
<td>Fox Point ($)571,000</td>
<td>India Point Park/Playground, Brasil Memorial Park, Gano Street Park, Preston &amp; Ives Playground, East Transit Street Boat Ramp</td>
</tr>
<tr>
<td>Hope ($)130,000</td>
<td>Lippit Park</td>
</tr>
<tr>
<td>Lower South Providence ($)46,000</td>
<td>Pearl Street Playground</td>
</tr>
<tr>
<td>Mount Hope ($)80,000</td>
<td>Billy Taylor Park</td>
</tr>
<tr>
<td>Mount Pleasant ($)160,000</td>
<td>George West Park</td>
</tr>
<tr>
<td>Reservoir ($)70,000</td>
<td>Ardoene Park</td>
</tr>
<tr>
<td>Silver Lake ($)190,000</td>
<td>Neutaconkanut Park</td>
</tr>
<tr>
<td>Smith Hill ($)245,000</td>
<td>Boyle Square, Thomas Twitchell Greenway, Fr. Lennon Park</td>
</tr>
<tr>
<td>Upper South Providence ($)219,000</td>
<td>Alphonso Street Playground, Jacqueline Cléments Park, Davy Lopes Park</td>
</tr>
<tr>
<td>Valley ($)205,000</td>
<td>Davis Park, Donigian Park</td>
</tr>
<tr>
<td>West End ($)82,000</td>
<td>Bucklin Park, Cranston Street Park</td>
</tr>
</tbody>
</table>

Public Investment: $2.4 million
SUMMARY

The Department of Planning and Development works with developers and non-profit organizations, including several Community Development Corporations, to increase the city’s supply of affordable housing units. Financial assistance is provided through a variety of grant and loan programs, primarily funded through the U.S. Department of Housing and Urban Development. Additional funding and support is provided by the Providence Redevelopment Agency through the Housing Trust and assistance in acquiring vacant and blighted properties for redevelopment.

The Department also assists individual buyers and homeowners through a variety of programs including downpayment and closing cost assistance, the American Dream program, home repair (including senior and emergency home repair), and reduction of lead hazards.

The maps to the left depict the total investment in housing for projects that have received some type of financial assistance from the city.

Total Investment (Public and Private): $68.7 million
The Neighborhood Markets Program was created to assist local merchants that typically have gross sales of less than $1 million by providing access to lending capital, façade improvements and streetscape enhancements.

The primary goal of Neighborhood Markets is to upgrade the retail experience, strengthen businesses and preserve neighborhood character, history and ethnic flavor by using the Main Street four point approach: design, economic restructuring, promotion and organization. Eight neighborhood centers have been designated and enrolled in the “Main Street” program: Upper Broad Street, Lower Broad Street, G amoreville Square, Wickenden Street/Fox Point, Chalkstone Avenue, Atwells Avenue, Charles Street/Hopkins Square, and Cranston Street. A consultant is being hired to administer the Main Street portion of the program.

The first enhancement project completed was the planting of 284 street trees in the summer of 2005. Upcoming projects include storefront improvement matching grants and grants for neighborhood merchant associations to make brick and mortar improvements.

Estimated Public Investment: $0.75 million
PROJECT INFORMATION

Start: Fall 2005
Location: SWC Smith Street and Canal Street (Parcel 6)

Completion: Fall 2007

Project Description: Three-phase mixed-use development adjacent to the Moshassuck River. At completion, the project will contain 650 dwelling unit and ground floor commercial space along Park Row. Phase I, scheduled to break ground in the fall of 2005 includes:

- 260 apartments (Phase 1)
- 360 parking spaces
- 1,000 square feet of retail

Investment: $25 Million

Developer: Robert S. Roth Inc. (Brookline, Massachusetts)

Contact Person: Robert S. Roth
617.277.7778
Project Information

Start: Winter 2004
Completion: Summer 2006
Investment: $65 Million
Developer: USAA Real Estate/Commonwealth Ventures LLC (Texas/Connecticut)

Location: NEC Memorial Boulevard and Francis Street (Parcel 9)

Project Description: Construction of new 265,000 square foot office building for the new corporate headquarters of G-TECH, a company relocating to the city from West Greenwich, Rhode Island. The building includes 300 structured parking spaces and ground floor commercial space along Waterplace Park and Memorial Boulevard.

Contact Person: Richard Galvin
203.255.1700
dickgalvin4@aol.com
**PROJECT INFORMATION**

**Start:** Spring 2005

**Location:** SWC of Francis Street & Avenue of the Arts (formerly Brownell Street) ○ Parcel 14

**Completion:** Fall-Winter 2006

**Project Description:** Conversion of vacant 7-story Masonic Temple building into 274 room hotel. The building, located adjacent to Veteran’s Memorial Auditorium, was never completed and has been vacant for over 75 years.

The renovation includes an 8-story addition containing guest rooms, meeting rooms and banquet space. When complete, the hotel will contain ±237,000 square feet.

**Investment:** $77 Million

**Developer:** Sage Hospitality Resources (Denver, Colorado)

www.sagehospitality.com

**Contact Person:** Michael Coolidge

303.595.7200
mcoolidge@sagehospitality.com

Above: Rendering of proposed Marriott Renaissance Hotel
Above Right: Photograph of Site
Right: Location Map
Rhode Island Credit Union
Downtown ☑ Capital Center

Above: Photograph of Site
Right: Location Map

PROJECT INFORMATION

Start: Fall 2002  |  Location: 158 Francis Street ☑ Parcel 15
Completion: Spring 2004  |  Project Description: Renovation of 10,000 square foot bank.
Investment: $2 Million
Developer: Rhode Island State Employees Credit Union (Providence, Rhode Island) www.sagehospitality.com
Contact Person: Paul Fillipone 401.751.7440
Waterplace Park Condominiums

Downtown ☑ Capital Center

Above, Above Left: Renderings of proposed development

Above Right: Photograph of Site

Right: Location Map

PROJECT INFORMATION

Start: Summer 2005

Completion: Winter 2007

Location: NWC Exchange Street and Memorial Boulevard

Investment: $50 Million

Project Description: Mixed use development adjacent to Waterplace Park including two condominium towers with ground floor commercial uses along the river and interior courtyard. The project includes:

- 193 condominium units
- 1,000 square feet commercial use
- 475 structured parking spaces

Developer: Intercontinental Developers Inc.
(Boston, Massachusetts)

www.liveatwaterplace.com

Contact Person: Nick Iselin

617.782.2600

nickl@intercontinental.net

City of Providence ☑ Mayor David N. Cicilline
October 2005
Westin Hotel Expansion

Downtown ‧ Downcity

PROJECT INFORMATION

Start: Summer 2005
Completion: Spring 2007
Investment: $80 Million
Developer: Procaccianti Group
(Cranston, Rhode Island)
www.procgroup.com

Location: 1 West Exchange Street

Project Description: Construction of a new 31-story tower, adjacent to the existing hotel building, with:

- 200 hotel rooms
- 103 condominium units
- 12,000 square feet of ground floor retail space

Contact Person: Michael Voccola
401.946.4600
mvoccola@procgroup.com

Above: Rendering of proposed development
Above right: Photograph of site
Right: Location Map
110 Westminster

Downtown ☑ Downcity

Above: Rendering of proposed development
Above Right: Aerial photograph of site
Right: Location Map

PROJECT INFORMATION

Start: Fall 2005
Completion: Winter 2008
Investment: $100 Million
Developer: BlueChip Properties
(Boston, Massachusetts)
www.onetenprov.com
Contact Person: Jerry O’Connor
401.272.6111
joconnor3@gmail.com

Location: 110 Westminster Street

Project Description:
Demolition of two existing buildings and construction of new 36-story, 520-foot tall building including the following:
- 135 residential condominium units
- 23,000 square feet of ground floor commercial space
- 202 structured parking spaces
PROJECT INFORMATION

Start: Summer 2001
Completion: Fall 2002
Investment: $10 Million
Developer: Cornish Associates (Providence, Rhode Island) www.cornishlp.com
Contact Person: Arnold Chace 401.421.0254 buff_chace@cornishlp.com

Location: 236 Westminster Street

Project Description: Conversion of 1898 building originally constructed as a vertical arcade into 37 apartments with 5,000 square feet of retail space on the ground floor. Apartment rents range from $850 to $2,150 per month.
AS220

Downtown ☞ Downcity

Above: Photograph of renovated building
Right: Location Map

PROJECT INFORMATION

Start: Spring 2004
Completion: Winter 2006
Investment: $4.1 Million
Developer: AS220
(Providence, Rhode Island)
www.AS220.org
Contact Person: Bert Crenca
401.831.9327

Location: 115 Empire Street
Project Description: Renovation of existing building that includes artist live/work units, performance spaces, galleries and cafe.
PROJECT INFORMATION

Start: Fall 2003
Completion: Spring 2006
Investment: $8 Million
Developer: Chesapeake Hotel Group
(Annapolis, Maryland)
www.grandheritageinternational.com

Location: 11 Dorrance Street
Project Description: Renovation of guest rooms, function rooms, and first floor commercial spaces, including the addition of a Starbucks, McCormick and Schmick's seafood restaurant and Elizabeth Arden Red Door Spa.

Contact Person: Tina Harlow, General Manager
401.455.3010
tharlow@providencebiltmore.com

Above: Photograph of building
Right: Location Map
Burgess and O’Gorman Buildings

Downtown ⮝ Downcity

Above: Photograph of building
Right: Location Map

PROJECT INFORMATION

Start: Fall 2002
Completion: Fall 2004
Investment: $7.7 Million
Developer: Cornish Associates
(Providence, Rhode Island)
www.cornishlp.com
Contact Person: Arnold Chace
401.421.0254
buff_chace@cornishlp.com

Location: 230-232 Westminster Street & 93 Eddy Street

Project Description: Conversion of two historic buildings into 23 apartments over ground floor retail. The six-story O’Gorman building, constructed in 1925, contains the larger 2-bedroom units, while the 4-story Burgess building contains 8 loft-style apartments ranging from 850 to 2,000 square feet.
Cosmopolitan

Downtown ◆ Downcity

Above: Photograph—Post-renovation
Right: Location Map

PROJECT INFORMATION

Start: 2002
Completion: 2003
Investment: $5 Million

Location: 100 Fountain Street

Project Description: Conversion of seven-story building constructed in 1915 into 12 luxury condominiums over ground floor commercial space.

Developer: Steelwood LLC
(Providence, Rhode Island)

Contact Person: Edward Shore
401.295.2533
eshore@iconintl.net
Dreyfus Hotel
Downtown ☑ Downcity

Above: Photograph of renovated building
Right: Location Map

PROJECT INFORMATION

Start: TBD  Location: 119-121 Washington Street
Completion: TBD  Project Description: Conversion of former hotel into 24 affordable artist live/work units on the upper floors with retail and restaurant on the ground floor.
Investment: $5.5 Million
Developer: AS220 (Providence, Rhode Island) www.AS220.org
Contact Person: Bert Crenca 401.831.9327
Dunkin Donuts Center

Downtown ☻ Downcity

Above: Rendering of proposed renovations
Above Right: Photograph of existing building
Right: Location Map

PROJECT INFORMATION

Start: 2006  Location: 101 Sabin Street
Completion: 2008  Project Description: Renovation of existing civic center, including interior upgrades and new liner buildings along Sabin Street to connect to adjacent Convention Center.
Investment: $65 Million
Developer: Convention Center Authority (Providence, Rhode Island)
www.dunkindonutscenter.com
Contact Person: Jim McCarvil
401.351.4295
Dyer Block

Start: Spring 2005
Completion: Spring 2006
Investment: $4 Million
Developer: Sampalis Realty, LLC (Providence, Rhode Island)
Contact Person: Dionisios Sampalis 401.421.7426

Location: 203-207 Weybosset Street
Project Description: Renovation of an existing building into 16 apartments with 3 ground floor retail spaces.
Garrahy Garage
Downtown ☞ Downcity

Above: Photograph of site
Right: Location Map

PROJECT INFORMATION

Start: TBD  Location: Clifford & Richmond Streets
Completion: TBD  Project Description: Construction of new parking garage that will contain an estimated 950-1,000 parking spaces.
Investment: $20 Million
Developer: State of Rhode Island (Providence, Rhode Island)
Contact Person: Robert Brunelle
Department of Administration
401.222.2202 x8207
Grant’s Block

Downtown ◁ Downcity

Above: Photograph of building

Right: Location Map

PROJECT INFORMATION

Start: Summer 2005
Completion: Winter 2007
Investment: $30 Million
Developer: Cornish Associates
(Providence, Rhode Island)
www.cornishlp.com
Contact Person: Arnold Chace
401.421.0254
buff_chace@cornishlp.com

Location: Block bounded by Westminster Street, Union Street, Weybosset Street and Clemence Street
Project Description: Demolition of existing buildings to facilitate construction of a 450-space parking garage with 30 condominiums above and ground floor commercial space located in liner buildings along Westminster and Weybosset Streets.
Harkness Building

Downtown ☑ Downcity

Above: Photograph of building, post-renovation

Above Right: Photograph of building, pre-renovation

Right: Location Map

**PROJECT INFORMATION**

<table>
<thead>
<tr>
<th>Start:</th>
<th>Fall 2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completion:</td>
<td>Spring 2005</td>
</tr>
<tr>
<td>Investment:</td>
<td>$2 Million</td>
</tr>
<tr>
<td>Developer:</td>
<td>Cornish Associates</td>
</tr>
<tr>
<td></td>
<td>(Providence, Rhode Island)</td>
</tr>
<tr>
<td></td>
<td><a href="http://www.cornishlp.com">www.cornishlp.com</a></td>
</tr>
<tr>
<td>Contact Person:</td>
<td>Arnold Chace</td>
</tr>
<tr>
<td></td>
<td>401.421.0254</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:buff_chace@cornishlp.com">buff_chace@cornishlp.com</a></td>
</tr>
<tr>
<td>Location:</td>
<td>194 Washington Street</td>
</tr>
<tr>
<td>Project Description:</td>
<td>Renovation of existing building into office space with ground floor commercial space, including Gracie’s, a high-end restaurant that relocated from Federal Hill.</td>
</tr>
</tbody>
</table>
Hilton Providence Hotel & Residences
Downtown  Footer: Downcity

Above: Rendering of proposed renovations and new construction
Above right: Photograph of site
Right: Location Map

PROJECT INFORMATION

Start: Summer 2005
Completion: Summer 2006
Investment: $150 Million
Developer: Procaccianti Group
(Cranston, Rhode Island)
www.procgroup.com
Contact Person: Michael Voccola
401.946.4600
mvoccola@procgroup.com

Location: 27 Atwells Avenue

Project Description: Conversion of existing Holiday Inn into Hilton Hotel and construction of new 27-story tower including:
- 148 Condominium Units
- New restaurant on Sabin Street
Above: Photograph of renovated building

Right: Location Map

**PROJECT INFORMATION**

<table>
<thead>
<tr>
<th>Start:</th>
<th>Summer 2003</th>
<th>Location:</th>
<th>311 Westminster Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completion:</td>
<td>Winter 2004</td>
<td>Project Description:</td>
<td>Conversion of 1895 Lederer Building and 1882 Westminster Hotel Building into an 80-room boutique hotel with L’Epicureo restaurant, relocated from federal hill. The renovation includes a ballroom, function rooms and an outdoor terrace.</td>
</tr>
<tr>
<td>Investment:</td>
<td>$10 Million</td>
<td>Developer:</td>
<td>Stanley Weiss (Providence, Rhode Island) <a href="http://www.stanleyweiss.com">www.stanleyweiss.com</a></td>
</tr>
<tr>
<td>Developer:</td>
<td>Stanley Weiss</td>
<td>Contact Person:</td>
<td>Stanley Weiss 401.272.3200 <a href="mailto:mrbl@stanleyweiss.com">mrbl@stanleyweiss.com</a></td>
</tr>
</tbody>
</table>
PAR Building

Downtown ◆ Downcity

PROJECT INFORMATION

Above: Photograph of renovated building
Right: Location Map

Start: 2001

Completion: 2005

Investment: $5 Million

Developer: Johnson & Wales University
(Providence, Rhode Island)
www.jwu.edu

Contact Person: Christopher Placco
401.598.1000
cplacco@jwu.edu

Location: 274 Weybosset Street

Project Description: Renovation of existing building to create a technology center for Johnson & Wales University
Peerless Lofts

Downtown ♦ Downcity

PROJECT INFORMATION

Start: Winter 2004
Completion: Summer 2005
Investment: $28 Million
Developer: Cornish Associates
(Providence, Rhode Island)
www.cornishlp.com
Contact Person: Arnold Chace
401.421.0254
buff_chace@cornishlp.com

Location: 239 Westminster Street

Project Description: Conversion of former department store constructed in 1873 and 1892 into 97 luxury loft apartments with 28,000 square feet of ground floor commercial space and 68 basement parking spaces. The lofts surround a new atrium added to provide natural light interior to the building and have access to a roof deck overlooking downtown.
Pell-Chafee Performance Center
Downtown ☑ Downcity

Above: Photograph of renovated building
Right: Location Map

PROJECT INFORMATION

Start: Spring 2003
Completion: Summer 2005
Investment: $4.1 Million
Developer: Trinity Repertory Theater (Providence, Rhode Island) www.trinityrep.com
Contact Person: Steve Sorin steve.sorin@cox.net

Location: 87 Empire Street/32 Aborn Street

Project Description: Conversion of former Citizens Bank Building into a performing arts theater. The project includes expansion space for the Trinity Repertory Theater on Washington Street.
Rhode Island School of Design ❁ Classrooms

Downtown ❁ Downcity

Above: Photograph of renovated building
Right: Location Map

PROJECT INFORMATION

Start: Winter 2004  Location: 212 Union Street
Completion: Spring 2004  Project Description: Conversion of mixed-use office and retail building (Fletcher Building) into classrooms for the Rhode Island School of Design.
Investment: $2 Million
Developer: Rhode Island School of Design (Providence, Rhode Island)
www.risd.edu
Contact Person: Frances Gast
401.454-6420
fgast@risd.edu
## PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Start:</th>
<th>Winter 2002</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completion:</td>
<td>Winter 2003</td>
</tr>
<tr>
<td>Investment:</td>
<td>$11.7 Million</td>
</tr>
</tbody>
</table>
| Developer:     | Rhode Island School of Design (Providence, Rhode Island)  
www.risd.edu |
| Contact Person:| Frances Gast  
401.454.6420  
fgast@risd.edu |
| Location:      | 167 Weybosset Street |
| Project Description: | Conversion of former mixed-use office and retail building (Mason Building) into classrooms and display space for the Rhode Island School of Design graduate school. |
Above: Photograph of renovated building

Right: Location Map

**PROJECT INFORMATION**

**Start:** Summer 2003

**Completion:** Summer 2005 (dormitory)
Spring 2006 (library)

**Investment:** $15.5 Million

**Developer:** Rhode Island School of Design
(Providence, Rhode Island)
www.risd.edu

**Contact Person:** Frances Gast
401.454.6420
fgast@risd.edu

**Location:** 15 Westminster Street

**Project Description:** Conversion of former office building into a library and 500-unit dormitory for the Rhode Island School of Design (RISD)
## Wilkinson Building

### Downtown ♦ Downcity

![Above: Photograph of building, post-renovation](image)

![Right: Location Map](image)

### PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Start:</th>
<th>Fall 2002</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completion:</td>
<td>Fall 2003</td>
</tr>
<tr>
<td>Investment:</td>
<td>$6 Million</td>
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<td>Developer:</td>
<td>Cornish Associates</td>
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<tr>
<td></td>
<td><a href="http://www.cornishlp.com">www.cornishlp.com</a></td>
</tr>
<tr>
<td>Contact Person:</td>
<td>Arnold Chace</td>
</tr>
<tr>
<td></td>
<td>401.421.0254</td>
</tr>
<tr>
<td></td>
<td>buff_chace@cornishlp</td>
</tr>
<tr>
<td>Location:</td>
<td>210 Westminster Street</td>
</tr>
<tr>
<td>Project Description:</td>
<td>Conversion of former department store constructed in 1900 into 12 luxury apartments with retail space on the ground floor, currently occupied by Design Within Reach.</td>
</tr>
</tbody>
</table>
190 Dyer Street
Downtown ◊ Jewelry District

PROJECT INFORMATION

Start: TBD  
Location: 190 Dyer Street

Completion: TBD  
Project Description: Demolition of existing two-story building and construction of a new 500,000 square foot mixed-use development.

Investment: $150 Million

Developer: Intell Management & Investment Company  
(Boston, Massachusetts)  
www.intell.com

Contact Person: Brian Fallon  
617.737.4440  
brian@intell.com
**PROJECT INFORMATION**

**Start:** 2000

**Completion:** 2012

**Investment:** $525 Million

**Developer:** Rhode Island Dept. of Transportation  
(Providence, Rhode Island)  
www.dot.state.ri.us

**Contact Person:** Lombri Zerva  
401.222.2023  
lzerva@dot.state.ri.us

**Location:** Existing: Between Downcity and the Jewelry District; Future: South of Point Street Bridge

**Project Description:** Relocation of Interstate 195 as it passes through Providence and redesign of the I-195/I-95 interchange. The new highway will be located south of the Point Street Bridge, along the Fox Point Hurricane Barrier.

The existing bridge and highway structure will be demolished upon completion of the new highway, freeing up approximately 40 acres of property for redevelopment.

Current proposals would retain the piers from the old bridge to use as a base for a new bicycle and pedestrian bridge.

Above: Rendering of new highway location and new development parcels created through the relocation
Ship Street Lofts
Downtown ◊ Jewelry District

Above: Photograph of renovated building
Right: Location Map

PROJECT INFORMATION

Start: 2003
Completion: 2004
Investment: $3.75 Million
Developer: F.H. French (Providence, Rhode Island)
Contact Person: NA

Location: 200 Richmond Street
Project Description: Conversion of 1920’s era mill building into 8 loft condominium units
Brown University  SPEIDEL BUILDING
Downtown  JEWELRY DISTRICT

Above: Photograph of renovated building
Right: Location Map

PROJECT INFORMATION

Start: 2003 Location: 70 Ship Street
Completion: 2004 Project Description: Conversion of 105,000 square feet of office space into a Bio-Science Center for Brown University
Investment: $1.8 Million
Developer: Brown University (Providence, Rhode Island)
Contact Person: Michael J. McCormick 401.863.7883 michael_mccormick@brown.edu

City of Providence  Mayor David N. Cicilline
October 2005
PROJECT INFORMATION

Start: Fall 2005
Location: 51-85 Silver Spring Street, between Charles Street and Branch Avenue

Completion: Summer 2006
Project Description: Demolition of former Ames shopping center and construction of new 135,000 square foot Wal-Mart store.

Investment: $15 Million

Developer: Wal-Mart
(Bentonville, Arkansas)
www.walmartstores.com

Contact Person: Matt Smith
508.480.9900

Above Top: Rendering of proposed Wal-Mart store
Right: Location Map
## Project Information

<table>
<thead>
<tr>
<th>Start:</th>
<th>Summer 2006</th>
<th>Location:</th>
<th>Brown University</th>
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<tbody>
<tr>
<td>Completion:</td>
<td>Fall 2008</td>
<td>Project Description:</td>
<td>High-temperature hot water lines will be replaced, the central heat plant will be upgraded, electrical substations will be upgraded, and three new regional chiller plants and distribution piping will be developed</td>
</tr>
<tr>
<td>Investment:</td>
<td>$40 Million</td>
<td>Developer:</td>
<td>Brown University (Providence, Rhode Island)</td>
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<tr>
<td>Contact Person:</td>
<td>Michael J. McCormick</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>401.863.7883</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><a href="mailto:MICHAEL_MCCORMICK@BROWN.EDU">MICHAEL_MCCORMICK@BROWN.EDU</a></td>
<td></td>
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## PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Start</th>
<th>Spring 2007</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completion</td>
<td>Fall 2008</td>
</tr>
<tr>
<td>Investment</td>
<td>$15 Million</td>
</tr>
<tr>
<td>Developer</td>
<td>Brown University (Providence, Rhode Island)</td>
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</table>
| Contact Person | Michael J. McCormick  
401.863.7883  
MICHAEL_MCCORMICK@BROWN.EDU |

<table>
<thead>
<tr>
<th>Location</th>
<th>Hope Street</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>Project Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A 45,000 square foot addition to the Olney Margolies Athletic Center for student fitness space</td>
</tr>
</tbody>
</table>
PROJECT INFORMATION

Start: Ongoing  
Completion: Spring, 2006  
Location: 185 Meeting Street (Meeting Street/Olive Street)

Investment: $95.5 Million  
Project Description: Construction of new 5-story, 170,000 square foot life sciences building to include laboratories, faculty offices and classrooms.

Developer: Brown University (Providence, Rhode Island)  
Contact Person: Michael J. McCormick  
401.863.7883  
MICHAEL_MCCORMICK@BROWN.EDU
Brown University  •  Pembroke Hall

College Hill

PROJECT INFORMATION

Start: Spring 2007  Location: Meeting Street
Completion: Fall 2008  Project Description: Renovation of 4-story, 20,000 square foot academic building and construction of addition. To include offices and classrooms.
Investment: $10 Million
Developer: Brown University
(Providence, Rhode Island)
Contact Person: Michael J. McCormick
401.863.7883
MICHAEL_MCCORMICK@BROWN.EDU
Brown University \ sideways
Sidney E. Frank Hall
College Hill

Above: Site/existing conditions
Right: Location map

PROJECT INFORMATION

Start: Spring, 2007
Location: 160 Angell Street
Completion: Spring, 2009
Project Description: New 4-story, 47,000 square foot academic building to include offices, classrooms, research space, and recital hall.

Investment: $30 Million
Developer: Brown University
(Providence, Rhode Island)

Contact Person: Michael J. McCormick
401.863.7883
MICHAEL_MCCORMICK@BROWN.EDU
<table>
<thead>
<tr>
<th>PROJECT INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Start:</strong></td>
</tr>
<tr>
<td><strong>Completion:</strong></td>
</tr>
<tr>
<td><strong>Investment:</strong></td>
</tr>
<tr>
<td><strong>Developer:</strong></td>
</tr>
<tr>
<td></td>
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<tr>
<td><strong>Contact Person:</strong></td>
</tr>
<tr>
<td></td>
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<tr>
<td></td>
</tr>
</tbody>
</table>
Pratt Hill Condominiums

College Hill

Above: Photograph of site
Right: Location Map

PROJECT INFORMATION

Start: Spring 2005
Completion: Fall 2005
Investment: $3.5 Million
Developer: Pratt Hill, LLC
(Providence, Rhode Island)
Contact Person: Stephen Shechtman
401.272.1400

Location: Olney Street, near the corner of Pratt Street across from University Heights
Project Description: 6 unit townhouse condominiums designed by Friedrich St. Florian.
Rhode Island School of Design  Chace Center

College Hill

Above: Rendering of Chace Center
Above Right: Photograph of site
Right: Location Map

PROJECT INFORMATION

Start: Fall 2006  Location: North Main Street
Completion: Spring 2008  Project Description: Designed by renowned Spanish architect Jose Rafael Moneo, the Chace Center will dramatically expand and reorient the RISD Museum, giving RISD an entrance facing downtown Providence. The project also entails renovation of Memorial Hall (27,230 GFA), a former church dating from 1851, into studios for the Painting Department, and areas of the Museum’s Radeke Building (18,386 GFA), added in 1926. The complex will feature several building and pedestrian connections.

Investment: $45 Million
Developer: Rhode Island School of Design (Providence, Rhode Island) www.risd.edu
Contact Person: Frances Gast 401.454.6421

City of Providence  Mayor David N. Cicilline  October 2005
PROJECT INFORMATION

Start: Spring 2004
Completion: Fall 2005
Investment: $20 Million
Developer: Providence College
(Providence, Rhode Island)
www.providence.edu
Contact Person: Mark Raposa
401.865.2064

Location: Huxley Avenue/Eaton Street
Project Description: New 6-story, 325-350 bed suite-style student dormitory. Sited in central campus location.
## PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Start</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spring 2004</td>
<td>Eaton Street</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Completion</th>
<th>Project Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fall 2005</td>
<td>Construction of new 45,000 square foot cultural arts facility including two auditoriums.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Investment</th>
<th>Developer</th>
</tr>
</thead>
<tbody>
<tr>
<td>$18 Million</td>
<td>Providence College</td>
</tr>
<tr>
<td></td>
<td>(Providence, Rhode Island)</td>
</tr>
<tr>
<td></td>
<td><a href="http://www.providence.edu">www.providence.edu</a></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Contact Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mark Raposa</td>
</tr>
<tr>
<td>401.865.2064</td>
</tr>
</tbody>
</table>
PROJECT INFORMATION

Start: Fall 2005
Completion: Fall 2006
Investment: $2 Million
Developer: Providence Redevelopment Agency/TBD (Providence, Rhode Island) www.providenceri.com
Contact Person: Amintha Cinotti 401.351.4300 acinotti@providenceri.com

Location: 1017 Broad Street
Project Description: Renovation and revitalization of former Bomes Theater. The Providence Redevelopment Agency will issuing a Request for Proposals from developers for the site. It is expected that redevelopment of the site will be a public/private partnership.
**PROJECT INFORMATION**

**Start:** 2005

**Location:** Parkis Avenue, between Elmwood Avenue and Broad Street

**Completion:** 2007

**Project Description:** Historic rehabilitation, reconstruction and infill development of 44 units of affordable family rental housing. The existing properties are configured mostly as rooming houses: the new units will consist of mainly two- and three-bedroom units. The new units will provide quality housing at a maximum of 60% of area median. Eight units will be reserved for 40% of area median income.

**Investment:** $8.75 million

**Developer:** Greater Elmwood Neighborhood Services (GENS)

**Consultant:** Barbara Sokoloff Associates

**Contact Person:** Cynthia Langlykke, Director
GENS
401.455.0810
cynthial@greaterelmwood.org

---

Parkis Avenue Redevelopment/ Phase II
Elmwood

*Above: Rendering of proposed renovation*

*Above Right: Photograph of Site*

*Right: Location Map*
PROJECT INFORMATION

Start: 2005
Completion: On-going
Investment: $2-3 million
Developer: Grace Church
(Providence, Rhode Island)
Contact Person: Michael J. Paruta
401.274.1122

Location: 1 Trinity Square, at the intersection of Broad Street and Elmwood Avenue

Project Description: The Trinity Gateway Project involves the 9-acre Grace Church Cemetery and immediate adjacent areas. It is being spearheaded by Women and Infants Hospital, SPDC, Grace Church, and other neighborhood groups.

The current focus is restoration of the cemetery itself, with new walkways, lighting, new fencing and retaining wall on the Elmwood Ave side, reconstruction of the Trinity square arch, and restoration of the caretaker’s cottage. The plan will improve the area around the cemetery on Elmwood and Broad St and Trinity Square.

View of entrance to pedestrian connections between Elmwood Ave. and Broad St.

View of caretaker's cottage, the intersection of Broad Street and Elmwood Avenue at Trinity Square.

Above, Above Right: Renderings of proposed renovations
Above: Location Map
Right: Photograph of Site
333 Atwells Avenue

Federal Hill

Above: Rendering of proposed project
Above Right: Rendering of proposed project
Right: Location Map

PROJECT INFORMATION

Start: Fall of 2005 under review
Location: 333 Atwells Avenue

Completion: 2007
Project Description: Mixed use project with three levels of underground parking, 27,700 sq. ft. of ground floor retail space and 82 apartments on the upper floors.

Investment: NA

Developer: Cathedral Development Group, Inc.

Contact Person: Mario Olivelli
molivelli@guardianpm.com
(401) 521-3538
383 West Fountain Street
Federal Hill

Above: Photograph of site
Above Right: Rendering of proposed project
Right: Location Map

PROJECT INFORMATION

Start: Spring 2006
Completion: Spring 2007
Investment: $20 Million
Developer: Armory Revival Company (Providence, Rhode Island)
Contact Person: Jan Brodie 401.272.2720

Location: 383 West Fountain Street

Project Description: The project is a mixed-use, 6-story masonry building with 4 floors of residential condominiums, a lobby, basement and 1st floor parking and storefront commercial spaces along West Fountain Street. The new building would have 82 units, 8 of which are affordable with 109 parking spaces and approximately 8,000 sq. ft. of retail space. The proposed building at its tallest, the South and West facing façades, is approximately 76’ in height.
1577 Westminster Street
Federal Hill

Above: Rendering of proposed building
Above Right: Photograph of existing site
Right: Location Map

**PROJECT INFORMATION**

**Start:** Spring 2006  
**Completion:** Spring 2007  
**Investment:** $750,000  
**Developer:** West Broadway Neighborhood Association  
(Providence, Rhode Island)  
www.wbna.org  
**Contact Person:** Kari Lang  
401.831.9344

**Location:** 1577 Westminster Street

**Project Description:** New infill construction including:
- Retail Space
- 2 Affordable Apartments
Federal Hill Condos

Federal Hill

PROJECT INFORMATION

Start: Summer 2005, Demolition of existing building
Completion: 2007
Investment: NA
Developer: Premier Land Development, Inc.
(Providence, Rhode Island)
Contact Person: Jeff Lykins, project architect 401.273.7551

Location: 434 & 436 Atwells Avenue

Project Description: A ten story building with two levels below grade for parking, 11,170 sq. ft. of ground floor retail space and 43 condominiums. Behind the building is a surface parking lot buffered by landscaping along Knight Street and the rear of the lot.
Heritage Place
Federal Hill

Above: Rendering of proposed renovation
Above Right: Photograph of site
Right: Location Map

PROJECT INFORMATION

Start: Spring 2006
Completion: Spring 2008
Investment: $3-5 million
Developer: Conti Development, Ltd. LLC (Providence, Rhode Island)
Contact Person: Richard Conti 401.232.9222

Location: 235 Atwells Avenue

Project Description: Ground floor retail space with 26 1,000 sq. ft. apartments, 4 1,400 sq. ft. apartments and 4 townhouses. The development creates 55 parking spaces for public and commercial use and 55 spaces for the residential uses.
Hotel Napoli
Federal Hill

PROJECT INFORMATION

Start: 2006
Completion: 2008
Investment: $6 million
Developer: Conti Development, Ltd. LLC (Providence, Rhode Island)
Contact Person: Richard Conti 401.232.9222

Location: 93 Atwells Avenue

Project Description: Renovation of existing 10,000 sq. ft. building and construction of a 15,000 sq. ft. new addition for a new 70-room hotel with ground floor commercial and restaurant uses.

Above: Rendering of new hotel
Above Right: Photograph of site
Right: Location Map
East Side Commons at One Wayland Square
Fox Point

Above: Rendering of project
Above Right: Photograph of Site
Right: Location Map

PROJECT INFORMATION

Start: 2003 Location: 133 Pitman Street
Completion: 2006 Project Description: Eastside Commons is a 170,000 sf, 83-unit luxury condominium infill development located on 2.6 acres adjacent to the Eastside Market shopping plaza.
Investment: $26 million
Developer: Toll Brothers New England

The project consists of one-, two-, and three-bedroom units on three floors of living. The facility also has underground parking for its residents.

The units sell from $265,000 to $450,000.

Contact Person: 401.434.4334
East Transit Street Boat Ramp

Fox Point

PROJECT INFORMATION

Start: Spring 2006
Completion: Spring 2007
Investment: $450,000
Developer: City of Providence and RIDEM- Division of Fish and Wildlife
Contact Person: Robert McMahon
Parks Department
401.785.9450
RMcMahon@providenceri.com

Location: East Transit Street, east of Gano Street

Project Description: The City will oversee construction of a public boat ramp and parking for both cars and trailers. A dock will be constructed and a beach area south of the boat ramp will be available for kayaks and canoes. This will be first City-owned boat ramp in Providence.
400 South Main Street
Fox Point

Above: Photograph of Site
Below Left: Rendering of proposed development
Below Right: Location Map

PROJECT INFORMATION

Start: 2005
Completion: 2006
Investment: $3.5-4.5 million

Location: 400-404 South Main Street (at intersection of James Street)
Project Description: Mixed-use development containing nine residential units and ground-floor retail.

Developer: 400 South Main Street Investments
Piatt Architects

Contact Person: Michelle Pillon
(401) 423-0506
Wickenden Street Bath House

Fox Point

Above: Photograph of Site
Right: Location Map

PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Start:</th>
<th>2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>455 Wickenden Street</td>
</tr>
<tr>
<td>Completion:</td>
<td>2007</td>
</tr>
<tr>
<td>Project Description:</td>
<td>The structure will be rehabilitated and used as a library for the adjacent Vartan Gregorian Elementary School. The building will also include a room for community meetings. The project will be funded primarily from Councilman David Segal Ward 1 bond fund allocation. School principal Anthony Deangelis and Councilman Segal have also applied for and won a grant to install solar panels on the roof of the bathhouse.</td>
</tr>
<tr>
<td>Investment:</td>
<td>$1 million</td>
</tr>
<tr>
<td>Developer:</td>
<td>City of Providence</td>
</tr>
<tr>
<td>Contact Person:</td>
<td>Alan Sepe 401.421.7740</td>
</tr>
</tbody>
</table>
PROJECT INFORMATION

Start: 2003
Completion: 2007
Location: Northwest of the intersection of Ponagansett and Barbara Streets

Investment: $1.5 Million
Project Description: Remediation of the former Lincoln Lace and Braid site and construction of a neighborhood park as part of the Woonasquatucket River Greenway. The Northwest Bikeway will also cross through this property. This project is being completed in partnership with the Trust for Public Land.

Redevelopment of the site includes the capping of a former landfill, site remediation, the filling of the former mill sluiceway as a high-quality wetland, and wetland restoration along the riverbank.

The 9.5-acre park may include a playground, walkways, and playing fields.

Developer: City of Providence/Trust for Public Land
(Providence, Rhode Island)
www.providenceri.com
www.tpl.org

Contact Person: Robert McMahon
401.785.9450
rmcmahon@providenceri.com

Above: Proposed park master plan
Above Right: Photograph of site
Right: Location Map
# The Miriam Hospital

## Hope

### Above: Rendering of New Building

### Right: Location Map

### PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Start:</th>
<th>Project under construction</th>
<th>Location:</th>
<th>164 Summit Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completion:</td>
<td>Multi-year project</td>
<td>Project Description:</td>
<td>Demolition of four existing buildings to facilitate construction of a new clinical services building and patient services building and renovation of two other buildings on the main campus for clinical support and administrative uses.</td>
</tr>
<tr>
<td>Investment:</td>
<td>$114 million over the next 6 years</td>
<td>Developer:</td>
<td>Lifespan (Providence, Rhode Island) <a href="http://www.lifespan.org">www.lifespan.org</a></td>
</tr>
<tr>
<td>Contact Person:</td>
<td>Cynthia A. Blondin</td>
<td>Contact Person:</td>
<td>Cynthia A. Blondin</td>
</tr>
<tr>
<td></td>
<td>401.444.6366</td>
<td>401.444.6366</td>
<td><a href="mailto:cblondin@lifespan.org">cblondin@lifespan.org</a></td>
</tr>
</tbody>
</table>
Miriam Hospital Medical Offices

Above, Above Right: Photographs of site
Right: Location Map

PROJECT INFORMATION

Start: 2004
Location: 208 Collyer Street
Completion: 2005
Project Description: The Miriam Hospital is the principle tenet in two newly constructed medical office buildings.

Investment: NA
Developer: F.H. French Co., Inc. (Lincoln, Rhode Island)

Contact Person: Cynthia A. Blondin
401.444.6366
cblondin@lifespan.org
1040 Broad
Lower South Providence

Above: Rendering of proposed development
Above right: Photograph of site
Right: Location Map

PROJECT INFORMATION

Start: Spring 2006
Completion: Spring 2007
Investment: $2.3 Million
Developer: Dash Development (Providence, Rhode Island)
Contact Person: Julian Dash
401.954.6837

Location: 1040 Broad Street
Project Description: Construction of a mixed use building, including three residential condominiums and four commercial condominiums.
Project Information

Start: Fall 2002
Completion: Fall 2003
Investment: $2.7 Million
Developer: South Providence Development Corporation (Providence, Rhode Island) www.spdcri.com
Contact Person: Joseph Newsome 401.831.5070 spdc@spdcri.com

Location: 17 Gordon Avenue
Project Description: Renovation of an abandoned mill building into 26,000 square feet of office space for fledgling and/or environmentally sensitive businesses. This building became Rhode Island’s first commercial “green” building.

Above: Photograph of site: post-renovation
Right: Location Map
Juanita Sanchez Educational Complex

Lower South Providence

Above: Photograph of new school

Right: Location Map

Juanita Sanchez Educational Complex

Start: Winter 2002
Completion: Fall 2003
Investment: $11 Million
Developer: City of Providence (Providence, Rhode Island) www.providenceri.com

Contact Person: Alan Sepe 401.421.7740 asepe@providenceri.com

City of Providence • Mayor David N. Cicilline
October 2005

PROJECT INFORMATION

Location: Thurbers Avenue

Project Description: Construction of a new educational campus housing two public high schools: the Health, Science and Technology Academy and the Providence Academy of International Studies.
PROJECT INFORMATION

Start: Spring 2005
Completion: Fall 2006
Investment: $20 Million
Developer: Meeting Street School (East Providence, Rhode Island) www.meetingstreet.org

Contact Person: John Kelly  
401.438.9500  
info@meetingstreet.org

Location: 982 Eddy Street

Project Description:
- Construction of a new campus for the Meeting Street School, a private school providing education and therapy to students with disabilities.
- The campus will include elementary, middle and high school components.
- New athletic fields that will be available for public use are also being constructed as part of the project.
- The school is relocating from its current location in East Providence.
PROJECT INFORMATION

Start: Summer 2005

Completion: Spring 2006

Investment: $4 Million

Developer: Providence Community Health Centers
(Providence, Rhode Island)
www.providencechc.com

Contact Person: Merrill Thomas
401.444.0400
mthomas@providencechc.org

Location: 375 Allens Avenue

Project Description: The new health center will replace the current Fox Point Health Center. The new facility will by 12,000 square feet, accommodate 10,000 patients, and increase exam rooms from 6 to 14.
PROJECT INFORMATION

Start: TBD  
Location: NWC of Potters Avenue and Prairie Avenue

Completion: TBD  
Project Description: Redevelopment of former Federated Lithograph site into new mixed-use project. The project includes:

- Demolition of 4 of the existing buildings on the site, as well as a portion of a fifth building
- Renovation of the remaining mill buildings to house a community health center, offices, retail space and a child care center.
- The project includes a 32,000 square foot addition to the building at the corner of Prairie and Potters as well as the construction of a

Investment: $18 Million

Developer: Providence Community Health Centers  
(Providence, Rhode Island)  
www.providencechc.com

Contact Person: Merrill Thomas  
401.444.0400  
mthomas@providencechc.org

Above: Proposed Site Master Plan and rendering
Right: Location Map
PROJECT INFORMATION

Start: Fall, 2004
Location: Burnside Street at Potters Avenue

Completion: Winter, 2005
Project Description: Construction of an 18,000 sq. ft. daycare facility.

Investment: $4 Million
Developer: Salvation Army (Providence, Rhode Island)

Contact Person: Major Robert Pfeiffer
401.421-0956
Williams Woods
Lower South Providence

PROJECT INFORMATION

Start: Spring 2006
Completion: Fall 2007
Location: Pavilion Avenue and Rugby Street

Investment: $14 Million
Developer: Providence Housing Authority/
Family Housing Development Corp/WINN Development
(Providence, Rhode Island)

Contact Person: Chris Starr
617.742.4500

Project Description: Construction of 65 new units of affordable housing
south of the Juanita Sanchez Educational Complex.

Above: Master Plan and rendering of proposed development
Above right: Photograph of site
Right: Location Map
**Fruit Hill Condominiums**

**Manton**

**PROJECT INFORMATION**

<table>
<thead>
<tr>
<th>Start:</th>
<th>Fall 2004</th>
<th>Location:</th>
<th>127 Fruit Hill Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completion:</td>
<td>Winter 2005</td>
<td>Project Description:</td>
<td>Construction of a 21-unit condominium complex.</td>
</tr>
<tr>
<td>Investment:</td>
<td>$3 Million</td>
<td></td>
<td></td>
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<tr>
<td>Developer:</td>
<td>Arrow Holdings, LLC (North Smithfield, Rhode Island)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Person:</td>
<td>David Corsetti 401.255.6666</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Above:** Photograph of site

**Right:** Location Map
Maplewood Estates

Manton

Above: Rendering of proposed development
Above right: Photograph of site
Right: Location Map

PROJECT INFORMATION

Start: Summer 2004  Location: 66 Huber Avenue
Completion: Summer 2006  Project Description: Construction of a 65-unit apartment complex.
Investment: $10 Million
Developer: Maplewood Estates, LLC (Lincoln, Rhode Island)
Contact Person: David Loffredo 401.639.0988
Medical Office Building
Mount Hope

Above: Photograph of site
Right: Location Map

PROJECT INFORMATION

Start: Summer 2005
Completion: Winter 2006
Investment: $4 million
Developer: Nob Creek LLC (Providence, Rhode Island)
Contact Person: Rich Hawes 401.738.5400

Location: 44 Cross Street
Project Description: Two-story medical facility for Gastroenterology Associates.
YMCA Renovation
Mount Hope

Above: Photograph of site
Right: Location Map

PROJECT INFORMATION

Start: Fall 2005
Completion: Spring 2006
Location: 438 Hope Street
Project Description: Two story expansion of existing facility.
Investment: $156,000
Developer: East Side/Mt. Hope Y.M.C.A. (Providence, Rhode Island)
Contact Person: Judy Manocchia
401.521.2336
Rising Sun Mills
Olneyville

Above: Rendering of project
Above right: Photograph of mill complex
Right: Location Map

PROJECT INFORMATION

Start: Winter 2002
Completion: Spring 2004
Location: 166 Valley Street
Investment: $68 million
Developer: Struver Brothers Eccles and Rouse Inc./Armory Revival Co. (Baltimore, MD/Providence, RI) www.sber.com
Contact Person: Ethan Colaiace
401.331.5416
E.colaiace@sber.com

Project Description:
Conversion of a 313,000 square foot mill complex adjacent to the Woonasquatucket River into a mixed-use development with:

- 124,000 square feet of office space
- 15,000 square feet of retail space
- 150 residential lofts
Rising Sun Townhomes
Olneyville

PROJECT INFORMATION

Start: 2005 Location: Amherst Street
Completion: Fall 2006 Project Description: New construction of 26 two and two bedroom plus den townhouses units of approximately 1,200 sq. ft. on a 5.44 acre site abutting the west bank of the Woonasquatucket River.

Investment: $5.5-6 Million
Developer: Donigan Park, LLC (Providence, Rhode Island & Baltimore, Maryland)

Contact Person: Jan Brodie
Armory Revival Company
401.272.2720
Riverside Gateway
Olneyville

Above: Rendering of proposed development
Above Right: Photograph of site
Right: Location Map

PROJECT INFORMATION

Start: Spring 2005
Completion: Spring 2006
Location: 43-69 Aleppo Street
Project Description: Development of 32 affordable residential units and 2 retail spaces

Investment: $4.5 Million
Developer: Olneyville Housing Corporation
(Providence, Rhode Island)
www.olneyville.org

Contact Person: Frank Shea
401.351.8719
shea@olneyville.org
### Project Information

<table>
<thead>
<tr>
<th>Start</th>
<th>Spring 2005</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completion</td>
<td>Spring 2006</td>
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<tr>
<td>Location</td>
<td>69 Aleppo Street</td>
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<tr>
<td>Investment</td>
<td>$4.5 Million</td>
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<tr>
<td>Developer</td>
<td>Olneyville Housing Corporation (Providence, Rhode Island)</td>
</tr>
<tr>
<td></td>
<td><a href="http://www.olneyville.org">www.olneyville.org</a></td>
</tr>
<tr>
<td>Contact Person</td>
<td>Frank Shea</td>
</tr>
<tr>
<td></td>
<td>401.351.8719</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:shea@olneyville.org">shea@olneyville.org</a></td>
</tr>
</tbody>
</table>

Project Description: Development of 31 affordable residential units and 2 retail spaces.
Riverside Gateway
Olneyville

Above, Above Left: Rendering of proposed development
Above Right: Photograph of site
Right: Location Map

PROJECT INFORMATION

Start: Spring 2005  Location: 100 Bosworth Street
Completion: Spring 2006  Project Description: Development of 20 townhouses to be sold as condominiums.
Investment: $4.5 Million
Developer: Olneyville Housing Corporation
(Providence, Rhode Island)
www.olneyville.org

Contact Person: Frank Shea
401.351.8719
shea@olneyville.org
Riverside Mill Building
Olneyville

Above: Rendering of proposed renovations
Above Right: Photograph of existing building
Right: Location Map

PROJECT INFORMATION

Start: Spring 2002
Completion: 2007
Investment: $1 Million
Developer: City of Providence/Olneyville Housing Corporation (Providence, Rhode Island) www.providenceri.com
Contact Person: Amintha Cinotti 401.351.4300 acinotti@providenceri.com

Location: 50 Aleppo Street
Project Description: Renovation and conversion of the only building remaining from the former Riverside Mills complex into artist housing.
## Riverside Park

**Olneyville**

Above: Photograph of site  
Right: Location Map

### PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Start:</th>
<th>Spring 2002</th>
<th>Location:</th>
<th>60 Aleppo Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completion:</td>
<td>2007</td>
<td>Project Description:</td>
<td>Development of city park on site of former Riverside Mills complex adjacent to the Woonasquatucket River. The park will include a scenic overlook structure, walking paths, playground, grass amphitheater, outdoor stage and a canoe area.</td>
</tr>
<tr>
<td>Investment:</td>
<td>$5 Million</td>
<td>Developer:</td>
<td>City of Providence (Providence, Rhode Island) <a href="http://www.providenceri.com">www.providenceri.com</a></td>
</tr>
</tbody>
</table>
| Contact Person: | Robert McMahon  
401.785.9450  
rmcmahon@providenceri.com | | |
Firefighter’s Museum

Above: Photograph of site
Right: Location Map

PROJECT INFORMATION

Start: 2003  
Location: 425 Adelaide Avenue

Completion: 2006  
Project Description: Restoration of Gorham Carriage House into the Providence Fire Museum.

Investment: $1 million

Developer: Providence Firefighter Historical Association  
(Providence, Rhode Island)

Contact Person: Steve Triedman  
401.524.3006
YMCA

Reservoir

Above: Rendering of proposed renovation
Above Right: Photograph of site
Right: Location Map

PROJECT INFORMATION

Start: Spring 2006
Location: Adelaide Avenue
Completion: Spring 2007
Project Description: This 17 acre site will be developed into a 38,000 sq. ft. YMCA. Also proposed for future development is a recreational summer camp and a community building.
Investment: $10 million
Developer: YMCA of Greater Providence (Providence, Rhode Island)
www.ymcagreaterprovidence.org
Contact Person: Susan Rittscher, President and CEO
401.521.9622
Douglas Avenue Mixed Use

PROJECT INFORMATION

Start: Winter 2005
Completion: Summer 2007
Investment: $3 Million
Developer: Smith Hill Community Development Corporation (Providence, Rhode Island)
Contact Person: Francis Smith
401.521.0159
fsmith@smithhillcdc.org

Location: 231 Douglas Avenue

Project Description: Redevelopment of former print shop and adjacent vacant property with:

- 13 affordable housing units
- 5,000 sq. ft. commercial space
Providence Fruit and Produce Warehouse

Smith Hill

PROJECT INFORMATION

Start: Spring, 2006
Completion: Fall, 2007
Investment: $40 Million
Developer: Carpionato Properties
(Providence, Rhode Island)
www.carpionatoproperties.com
Contact Person: Kelly Coates
401.273.6800
kcoates@carpionatoproperties.com

Location: 2 Harris Avenue
Project Description: Redevelopment of historic Providence Fruit and Produce Warehouse building into 166,000 sq. ft. of commercial space.
PROJECT INFORMATION

Start: Spring 2002  
Location: Harris Avenue/Providence Place

Completion: Spring 2004  
Project Description: Construction of new 330-unit luxury apartment complex with a 584-space parking garage. Apartments overlook the Woonasquatucket River. The first apartments became available during the winter of 2003.

Investment: $60 Million

Developer: JPI  
(Irving, Texas)  
www.jpi.com

Contact Person: Joseph Paolino, Jr.  
401.274.6611  
info@paolinoproperties.com

Originally known as Jefferson at Providence Place, the complex was purchased in October of 2005 by Paolino Properties, of Providence, and the Athena Group, LLC of New York, for $81 million. The apartments are being converted to condominiums for sale at between $195,000 and $450,000.
The Promenade at The Foundry

Smith Hill

Project Information

Start: Winter 2004
Completion: Winter 2005
Investment: $50 Million
Developer: Tom Guerra/Anthony Thomas (Providence, Rhode Island)

Location: West side of Holden Street, north of Promenade Street
Project Description: Conversion of former mill complex into 220 luxury apartments with rents from $1,200 to $3,000 per month. The project includes a 400-space parking garage. Another portion of The Foundry complex was previously converted into office space.

Contact Person: Anthony Thomas
401.272.3000

Above: Rendering of proposed renovations
Above Right: Photograph of site
Right: Location Map
PROJECT INFORMATION

Start: Spring 2006  
Location: 134 Chalkstone Avenue

Completion: Fall 2006  
Project Description: Construction of new Tim Horton’s drive-through restaurant.

Investment: $500,000 (est.)

Developer: Tim Horton’s  
(Dublin, Ohio)  
www.timhortons.com

Contact Person: Peter Brissette  
401.397.6802
Times² Academy
Smith Hill

Above: Photograph of site
Right: Location Map

PROJECT INFORMATION

Start: Summer 2004
Completion: Fall 2005
Investment: $19 Million
Developer: Times² Academy (Providence, Rhode Island)
www.times2.org
Contact Person: Stanley Thompson
401.272.5294
stanleythompson@times2.org

Location: Fillmore Street

Project Description: Expansion of existing charter school campus with:
- New elementary school
- Gymnasium
- Library
- Multimedia center
Roger Williams Park  Batological Center

Above: Rendering of proposed building
Right: Location Map

PROJECT INFORMATION

Start: Fall 2005  Location: Roger Williams Park
Completion: Spring 2007  Project Description: The existing Charles H. Smith Greenhouses have provided park visitors with floral displays since 1964. While retaining the existing greenhouses, the new Botanical Center will substantially enlarge the visitor experience and offer hands-on horticultural education programs.

Investment: $6.5 Million

Developer: Providence Parks Department (Providence, Rhode Island) www.rogerwilliamsparkzoo.org

Contact Person: Alix Ogden
401.785.9450 aogden@providenceri.com

The existing Charles H. Smith Greenhouses have provided park visitors with floral displays since 1964. While retaining the existing greenhouses, the new Botanical Center will substantially enlarge the visitor experience and offer hands-on horticultural education programs.

A major feature of the new complex will be a conservatory to complement the renovated greenhouses and which will provide year-round enjoyment. Acres of new seasonal gardens will be planted and a new education center will provide space for Rhode Islanders to enjoy both popular and professional horticultural programs.
Roger Williams Park  ◊  Japanese Garden

<table>
<thead>
<tr>
<th>Start:</th>
<th>Fall 2003</th>
<th>Location:</th>
<th>Roger Williams Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completion:</td>
<td>Spring 2005</td>
<td>Project Description:</td>
<td>The historic 1935 Japanese Garden was completely renovated with funding from the Quinique Foundation. The renovation was designed to preserve historic features, to improve the original Japanese aesthetic, and to improve visitor safety. The garden’s waterways were cleaned up and new wood bridges with railings were constructed over the water. Hundreds of new plantings were planted, boulders moved, and entrances enhanced. An 11-foot Japanese stone lantern was restored and installed at one of the entrances.</td>
</tr>
<tr>
<td>Investment:</td>
<td>$0.5 Million</td>
<td>Developer:</td>
<td>Providence Parks Department (Providence, Rhode Island) <a href="http://www.rogerwilliamparkzoo.org">www.rogerwilliamparkzoo.org</a></td>
</tr>
<tr>
<td>Developer:</td>
<td></td>
<td>Contact Person:</td>
<td>Alix Ogden 401.785.9450 <a href="mailto:aogden@providenceri.com">aogden@providenceri.com</a></td>
</tr>
</tbody>
</table>

Above: Japanese Garden after renovations
Right: Location Map
Roger Williams Park Zoo ☻ Elephant Exhibit

South Elmwood

PROJECT INFORMATION

Start: Fall 2005
Completion: Spring 2007
Investment: $5.5 Million
Developer: Providence Parks Department (Providence, Rhode Island) www.rogerwilliamsparkzoo.org
Contact Person: Alix Ogden 401.785.9450 aogden@providenceri.com

Location: Roger Williams Park Zoo

For almost one hundred years, elephants have had center stage at the Roger Williams Park Zoo, the largest zoo in New England. In this project, the current elephant exhibit, which features three female elephants, will be expanded to allow room for breeding and the addition of more elephants.

The elephants will enjoy expanded holding quarters, zoo keepers will benefit from new safety features, and zoo visitors will enjoy a spectacular new enlarged exhibit area.
Brown’s Liquor
Upper South Providence

Above: Rendering of proposed development
Above Right: Photograph of site
Right: Location Map

PROJECT INFORMATION

Start: 2006
Completion: 2007
Location: 320 Prairie Avenue

Investment: $1 million
Project Description: Acquisition and demolition of former Brown’s Liquor Store and three adjacent parcels for redevelopment.

Developer: Providence Redevelopment Agency/The Center (Providence, Rhode Island) www.providenceri.com

Contact Person: April Wolf
401.351.4300
awolf@providenceri.com
Rhode Island Hospital  
Upper South Providence

PROJECT INFORMATION

Start: Fall 2003  
Completion: Spring 2006  
Investment: $81.5 million  
Developer: Rhode Island Hospital  
(Providence, Rhode Island)

Location: Eddy Street  
Project Description: New Emergency Center and parking garage that will accommodate 150,000 patients per year and be approximately 51,000 square feet. Other improvements to the hospital include a new parking deck, Comprehensive Cancer Center, an Endoscopy Center, and an orthopedic research lab.

Contact Person: Cynthia Blondin  
401.444.3633  
cblondin@lifespan.org
**PROJECT INFORMATION**

**Start:** Fall 2006  
**Location:** 520 Broad Street

**Completion:** 2008  
**Project Description:** Acquisition and redevelopment of former Tire King site for a mixed use development. Project will contain a mix of 25-30 rental units and commercial space.

**Investment:** $1 Million

**Developer:** SWAP  
(Providence, Rhode Island)  
www.swapinc.org

**Contact Person:** Carla DeStefano  
401.272.0526  
cdestefano@swapinc.org

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Above: *Master Plan and rendering of proposed development*  
Above right: *Photo*  
Right: *Location Map*
Women and Infants
Upper South Providence

Above: Rendering of proposed renovation
Above Right: Photograph of Site
Right: Location Map

**PROJECT INFORMATION**

<table>
<thead>
<tr>
<th>Start:</th>
<th>2007</th>
<th>Location:</th>
<th>101 Dudley Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completion:</td>
<td>2009</td>
<td>Project Description:</td>
<td>New five-story construction of 145,000 square foot addition at the front of Women and Infants’ new hospital building.</td>
</tr>
<tr>
<td>Investment:</td>
<td>$64 million</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Developer:</td>
<td>Women and Infants (Providence, Rhode Island)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Person:</td>
<td>Gail Costa, Vice President for Planning 401.274.1122 x8110</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
YMCA © Crossroads Rhode Island
Upper South Providence

Start: 2003
Location: 160 Broad Street
Completion: 2004
Project Description: Renovation/conversion of residential portion of existing YMCA to facility for Crossroads Rhode Island, formerly known as Travelers Aid. Crossroads Rhode Island is the largest provider of services to the homeless in the State of Rhode Island.

Investment: $2 Million
Developer: Crossroads Rhode Island/YMCA (Providence, Rhode Island)
www.crossroadsri.org/

Contact Person: Michelle Wilcox
401.521.2255
mwilcox@crossroadsri.org

Above: Photograph of renovated building
Right: Location Map

City of Providence © Mayor David N. Cicilline
October 2005
**Eagle Square**

**Valley**

---

**PROJECT INFORMATION**

<table>
<thead>
<tr>
<th>Start</th>
<th>Winter 2000</th>
<th>Location:</th>
<th>NEC of Atwells Avenue and Valley Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completion</td>
<td>Spring 2003</td>
<td>Project Description:</td>
<td>Redevelopment of former mill complex into a new 173,000 square foot shopping center including construction of a new Shaws supermarket, 87,000 square feet of office and 40 loft condominiums. Four of the historic mill buildings were preserved and renovated through this project.</td>
</tr>
<tr>
<td>Investment</td>
<td>$31 Million</td>
<td>Developer:</td>
<td>The New England Expedition (New York, New York)</td>
</tr>
<tr>
<td>Contact Person</td>
<td>Barry Feldman</td>
<td>516.625.8900</td>
<td></td>
</tr>
</tbody>
</table>

---

Above: Master Plan

Above Right: Photograph of site

Right: Location Map
PROJECT INFORMATION

Start: Fall 2002  
Location: 532 Kinsley Avenue and Eagle Street

Completion: Spring 2006  
Project Description: Redevelopment of former mill complex into 37 condominium lofts marketed to artists and art patrons. Affordable units start at $60,000 and market rate units start at $100,000.

Investment: $10 Million

Developer: Monohasset Mill Project LLC/PPS Revolving Fund (Providence, Rhode Island)  
www.millproject.org

Contact Person: Erik Bright 
401.273.7101  
erikbright@hotmail.com

Above: Photograph of site: Pre-Renovation
Above Right: Photograph of site: Post Renovation
Right: Location Map
**PROJECT INFORMATION**

**Start:** Summer 2005  
**Location:** 27 Sims Street

**Completion:** 2007  
**Project Description:** Conversion of the former Providence Steel complex into a mixed-use campus including residential condominiums, live-work space and community based artists’ facilities including a public iron foundry.

**Investment:** $500,000

**Developer:** Two Partners from Monohasset Mill Project LLC  
(Providence, Rhode Island)  
www.thesteelyard.org

**Contact Person:** Erik Bright  
401.273.7101  
erikbright@hotmail.com

*Above Right: Photograph of site—pre-renovation  
Right: Location Map*
E3 SCHOOL

Wanskuck

Right: Location Map

PROJECT INFORMATION

Start: Spring, 2004
Completion: Winter, 2005
Investment: $9,100,000
Developer: City of Providence
Public Building Authority
Contact Person: Alan Sepe
Director of Public Property
401.421.2489 x300

Location: 812 Branch Avenue

Project Description: Renovation of building to house 44,600 square foot school and construction of new gym.
## PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Start:</th>
<th>2001</th>
<th>Location:</th>
<th>Harborside Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completion:</td>
<td>2008</td>
<td>Project Description:</td>
<td>Expansion of the Harborside campus from 20 acres to 106 acres on former industrial land. The expansion includes ballfields, jogging trails, intramural fields, four residence halls, bookstore, recreation &amp; athletics center, open space, the College of Culinary Arts, and the Culinary Archives &amp; Museum. Some of this land was designated as Brownfield sites and have been under active remediation efforts over the past year. In total, the University will have invested over $5 million to restore the land for active use.</td>
</tr>
<tr>
<td>Investment:</td>
<td>$7.5 Million</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Developer:</td>
<td>Johnson &amp; Wales University (Providence, Rhode Island) <a href="http://www.jwu.edu">www.jwu.edu</a></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Person:</td>
<td>Christopher Placco, Facilities 401.598.4700</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PROJECT INFORMATION

Start: 2002
Location: Harborside Drive/Sunshine Island
Completion: 2005
Project Description: Construction of new 18,000 square foot educational center focusing on Narragansett Bay and the marine environment. The 6.5-acre site was formerly industrial property and required significant environmental remediation prior to the construction of the new facility. The project is a winner of a 2005 Phoenix Award for Excellence in Brownfield Redevelopment.

Investment: $7 Million
Developer: Save the Bay Foundation (Providence, Rhode Island)

Contact Person: John Martin, Director of Marketing and Communications

www.savethebay.org

401.272.3540 x131

The building and site boast many energy-saving features, such as a green roof, water-saving appliances, stormwater swales, solar panels, and a permeable parking surface.
Waterman Condos

Wayland

Above: Photograph of site
Right: Location Map

PROJECT INFORMATION

Start: Spring, 2004
Completion: Winter, 2005
Investment: $2 Million
Developer: F&W Realty
(Providence, Rhode Island)

Location: Butler Avenue at Waterman Street
Project Description: Construction of a five-unit condominium building.

Contact Person: Joe Furtado
683.8894
1266 Westminster Street

West End

Above: Photograph of site

Right: Location Map

PROJECT INFORMATION

Start: Fall 2005
Completion: Winter 2005
Location: 1266 Westminster Street
Project Description: Two retail units and six residential units.

Investment: $1.3 million
Developer: Armory Revival Company
(Providence, Rhode Island)
Contact Person: Jan Brodie
401.272.2720
**PROJECT INFORMATION**

**Start:** TBD  
**Location:** Cranston Street between Dexter and Parade Streets

**Completion:** TBD  

**Project Description:** Conversion of historic armory building into office building. The project will include 70,000 square feet for state offices, 55,000 square feet for archives and 50,000 square feet for a recreation facility.

**Investment:** $15 Million

**Developer:** State of Rhode Island Department of Administration  
(Providence, Rhode Island)

**Contact Person:** Bill Ferguson  
401.222.6200

Prior to commencement of the above renovation, the Walt Disney Company will be making interim improvements for a studio to host the production of the film version of *Underdog.*
PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Start:</th>
<th>TBD</th>
<th>Location:</th>
<th>93 Cranston Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completion:</td>
<td>TBD</td>
<td>Project Description:</td>
<td></td>
</tr>
<tr>
<td>Investment:</td>
<td>$5.5 Million</td>
<td>Acquisition and clean-up of existing brownfield site (former Louttit Laundry) to facilitate redevelopment. Potential redevelopment alternatives include a mixed-use project with residential units, commercial and retail space.</td>
<td></td>
</tr>
<tr>
<td>Developer:</td>
<td>Providence Redevelopment Agency/TBD (Providence, Rhode Island) <a href="http://www.providenceri.com">www.providenceri.com</a></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Person:</td>
<td>April Wolf 401.351.4300 <a href="mailto:awolf@providenceri.com">awolf@providenceri.com</a></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Pearl Street Condominiums
West End

Above: Rendering of development
Above right: Photograph of site
Right: Location Map

PROJECT INFORMATION

Start: Fall 2003
Completion: Spring 2006
Investment: $20 Million
Developer: Armory Revival Company (Providence, Rhode Island)
Contact Person: Jan Brodie 401.272.2720

Location: 304 Pearl Street at Broad Street

Project Description: Conversion of historic mill buildings into 19 loft condominium units, 38 apartments, 6 commercial condominiums and a 14,000 sq. ft. warehouse space leased by the Trinity Repertory Company. The residential condominiums are listed for sale for between $179,000 and $425,000.
Potters Avenue School
West End

Above: Photograph of site
Right: Location Map

PROJECT INFORMATION

Start: 2003
Completion: 2005
Investment: $800,000
Developer: Malcolm Badway/Ernest Ramey
Providence, Rhode Island
Contact Person: Sara Abernathy
Armory Revival Company
401.272.2720

Location: 775 Potters Avenue
Project Description: Conversion of former school building into 12 condominiums.
Rau Fastener
West End

Above: Rendering of proposed renovation

Above Right: Photograph of site

Right: Location Map

PROJECT INFORMATION

Start: 2003
Completion: Phase I completed
Project Completed in 2007
Investment: $14 Million
Developer: West Elmwood Housing Development Corporation (Providence, Rhode Island)
www.westelmwood.org
Contact Person: Sharon Canard Wells
401.453.3220

Location: 218 Dexter Street at Sprague Street

Project Description: Phase I has begun with the conversion of two historic mill buildings into artist and workforce housing for 69 tenants. Subsequent phases include a 20,000 sq ft commercial building, 20 single family houses and twelve 2 family homes to be sold to first time homebuyers.
WBNA Design House
West End

Above: Photograph of renovated building
Right: Location Map

PROJECT INFORMATION

Start: 2002  Location: 1192 Westminster Street
Completion: 2003  Project Description: Renovation of a deteriorated 1856 Italianate Victorian house into a “Design House” which contains a 2-bedroom apartment for a low to moderate income family and office space for a community non-profit organization.
Investment: $340,000
Developer: West Broadway Neighborhood Association (Providence, Rhode Island) www.wbna.org
Contact Person: Kari Lang 401.831.9344