

# A VISION FOR PROVIDENCE

FULFILLING OUR VAST POTENTIAL

By Mayor David N. Cicilline

building on our strength



DEVELOPING A 21<sup>ST</sup>-CENTURY ECONOMY  
IN THE CHARACTER OF PROVIDENCE

# 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



# building on our strength

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

### p r e f a c e

## 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.



*Mayor David N. Cicilline*

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*A city is an ever  
changing organism  
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*Master Plan—  
Providence  
City Plan Commission  
(1964)*

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 21<sup>st</sup>-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.



# building on our strength

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

### p r e f a c e

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.

*The City of Providence shall be a community that shall strive to achieve neighborhood stabilization by providing housing opportunities – homeownership and rental –and shall further strengthen our neighborhoods by encouraging new economic opportunities accessible to neighborhood residents, developing green spaces and providing suitable recreational opportunities with the goal of making our neighborhoods safe, clean and welcoming to all. Further the City will work to strengthen the public service network by providing a balance of services that all residents can access.*

*Vision Statement  
Consolidated Plan: 2005–2010*



## *Strategic Plan Goals*

- *Strengthen and maintain vibrant neighborhoods that ensure a positive quality of life for Providence's diverse families and communities*
- *Grow the Providence economy*
- *Provide access to high quality educational opportunities for all Providence children and youth*
- *Make Providence a safer place to live, work and visit*
- *Ensure the highest level of fiscal responsibility, integrity and accountability in city government policies and practices*

*Mayor David N. Cicilline*

## **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.

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- **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.

*The city is the legacy  
we leave for the future.  
Each generation makes  
its contribution ... Our  
dream of how our city  
should be and could be  
for the next generation  
is presented in this  
plan. Such a plan is a  
statement of confidence,  
optimism and belief in  
ourselves, a statement  
that our city can  
change and become a  
better place.*

*Central City Plan  
Portland, Oregon*



*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, but it will be a great city.*

Mayor David N.  
Cicilline

## 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.

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### vision

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.

*The farther back you can  
look, the farther forward  
you are likely to see.*

*Winston Churchill*

*Don't be afraid of the space  
between your dreams and  
reality. If you can dream it you  
can make it so.*

*Belva Davis*

## 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.

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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.

*Good plans shape good decisions. That's why good planning helps to make elusive dreams come true.*

*Lester R. Bittel*

*The Nine Master Keys of Management*



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.



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next steps

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.

*A sustainable city thrives without compromising the ability of future generations to meet their needs. A sustainable city manages resources efficiently and effectively by using only what is needed, replacing as much as possible, encouraging everyone's contributions, and distributing opportunities and risks equitably.*

*Plan2000  
Denver, Colorado*

- 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.

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## *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.

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## providence investment summary

Citywide Public Investment	
Transportation System Improvements	\$33
Neighborhood Park Improvements	\$2.4
Housing*	\$68.7
Business Assistance**	\$5.2
Neighborhood Markets Program	\$0.75
Narragansett Bay Commission—Combined Sewer Overflow	\$275
Interstate 195 Relocation (Rhode Island DOT/U.S. DOT)	\$525
<b>Total Citywide Public Investment</b>	<b>\$910.05</b>
Neighborhood Investment (Public and Private)	
Downtown	\$948.15
Charles	\$15
College Hill	\$249
Elmhurst	\$38
Elmwood	\$47.25
Federal Hill	\$31.75
Fox Point	\$31.45
Hartford	\$1.5
Hope	\$114
Lower South Providence	\$77
Manton	\$13
Mount Hope	4.1
Olneyville	\$83.1
Reservoir	\$11
Smith Hill	\$172.5
South Elmwood	\$12.5
Upper South Providence	\$149.5
Valley	\$41.5
Wanskuck	\$9.1
Washington Park	\$14.5
Wayland	\$2
West End	\$56.9
<b>Total Neighborhood Investment</b>	<b>\$2,122.80</b>
<b>Total Investment</b>	<b>\$3,032.85</b>

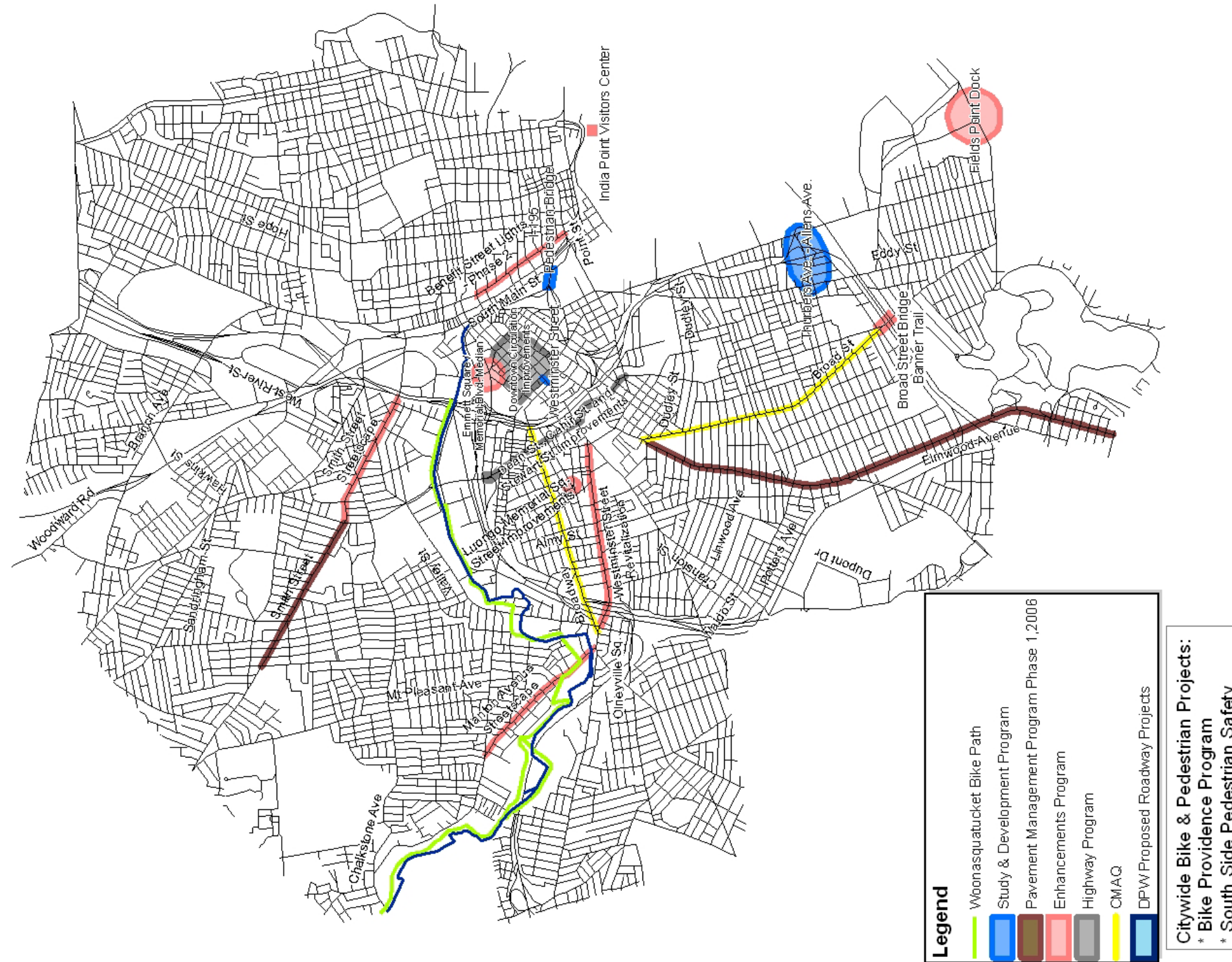
*\*Total housing investment for projects that have received HOME funds from the city, including private investment, plus \$6.1 million in lead abatement funds*

*\*\*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:

Neighborhood	Parks
Blackstone (\$90,000)	Blackstone Boulevard, Lippitt Park
College Hill (\$15,000)	Prospect Terrace
Elmwood (\$115,000)	Jennifer Rivera Memorial Park, Sackett Street Park
Fox Point (\$571,000)	India Point Park/Playground, Brassil Memorial Park, Gano Street Park, Preston & Ives Playground, East Transit Street Boat Ramp
Hope (\$130,000)	Lippitt Park
Lower South Providence (\$65,000)	Pearl Street Playground
Mount Hope (\$80,000)	Billy Taylor Park
Mount Pleasant (\$160,000)	George West Park
Reservoir (\$70,000)	Ardoene Park
Silver Lake (\$190,000)	Neutaconkanut Park
Smith Hill (\$245,000)	Boyle Square, Thomas Twitchell Greenway, Fr. Lennon Park
Upper South Providence (\$219,000)	Alphonso Street Playground, Jacqueline Clements Park, Davey Lopes Park
Valley (\$205,000)	Davis Park, Donigian Park
Wanskuck (\$76,000)	Iola French Park, General Street Park/Playground
West End (\$82,000)	Bucklin Park, Cranston Street Park

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.

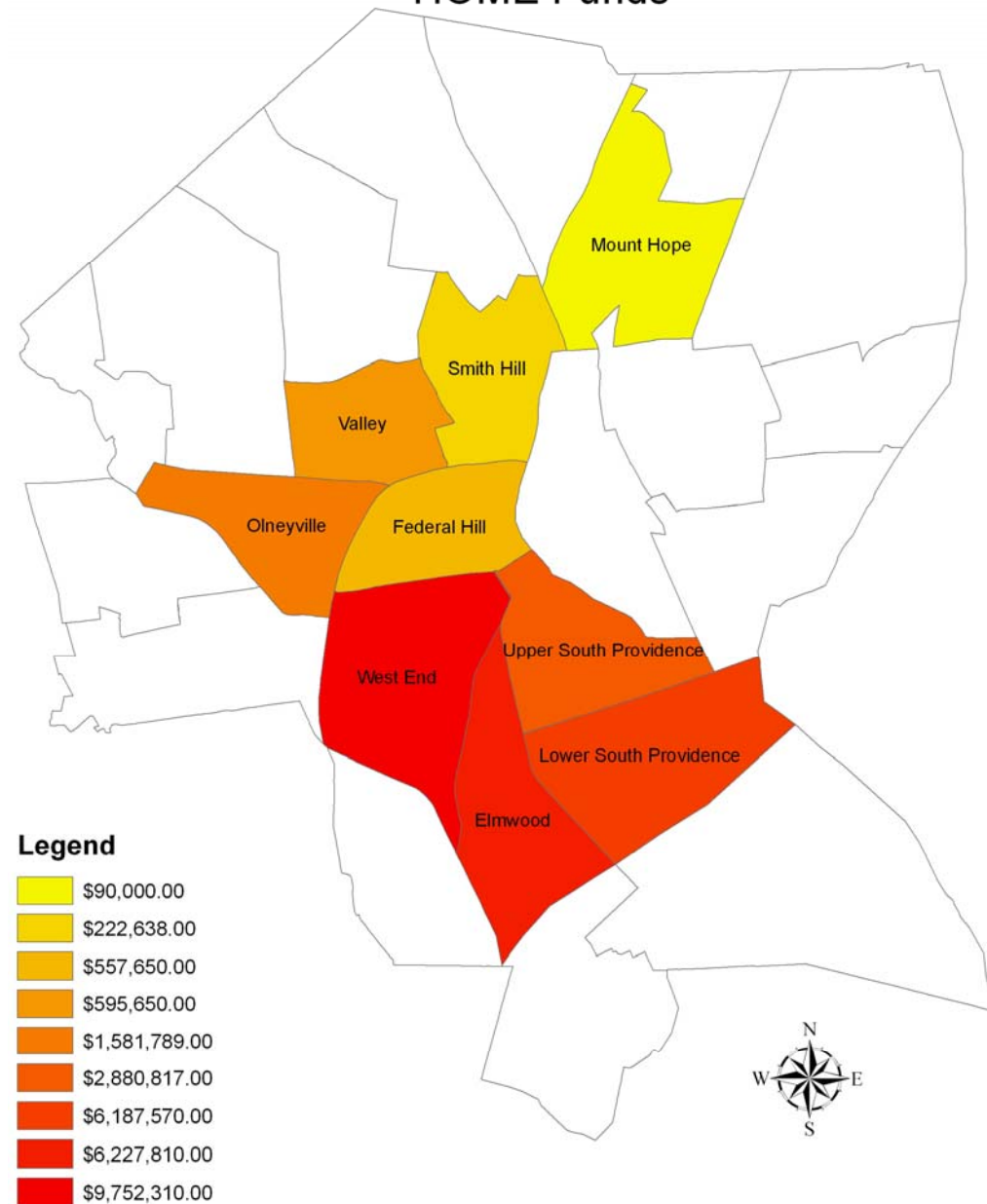
The Department also assists individual buyers and homeowners through a variety of programs including downpayment and closing cost assistance, the American Dream program, home repair (including senior and emergency home repair), and reduction of lead hazards.

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

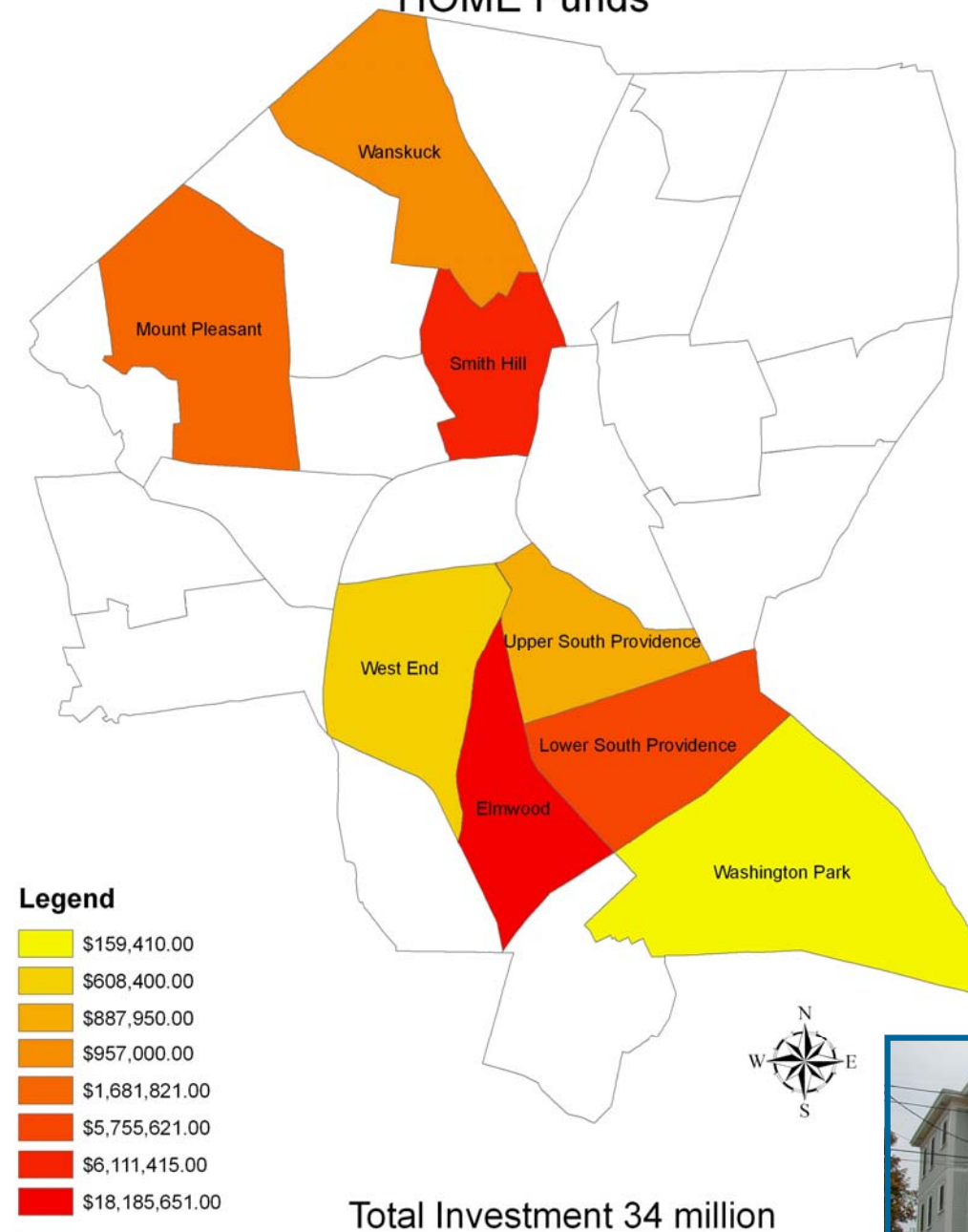
Total Investment (Public and Private): \$68.7 million



### Low to Moderate Income Home Ownership Investment HOME Funds



### Low to Moderate Income Rental Investment HOME Funds





## SUMMARY

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, 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.

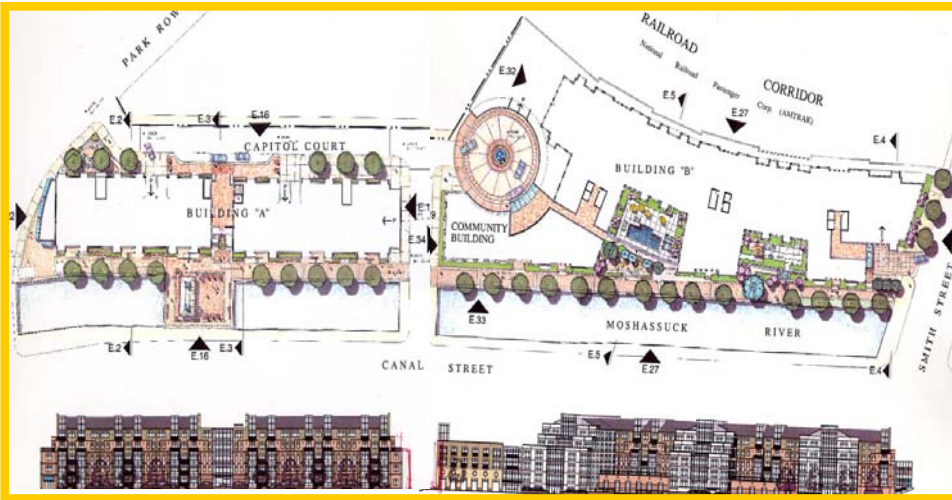
Estimated Public Investment: \$0.75 million

## Neighborhood Markets



# Capital Cove

Downtown ○ Capital Center



Above: Rendering of proposed development

Right: Location Map



## 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:
Investment:	\$25 Million		
Developer:	Robert S. Roth Inc. (Brookline, Massachusetts)		
Contact Person:	Robert S. Roth 617.277.7778		<ul style="list-style-type: none"><li>○ 260 apartments (Phase 1)</li><li>○ 360 parking spaces</li><li>○ 1,000 square feet of retail</li></ul>







Above: Rendering of proposed building

Above Right: Photograph of Site

Right: Location Map



### PROJECT INFORMATION

<b>Start:</b>	Winter 2004	<b>Location:</b>	NEC Memorial Boulevard and Francis Street (Parcel 9)
<b>Completion:</b>	Summer 2006	<b>Project Description:</b>	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.
<b>Investment:</b>	\$65 Million		
<b>Developer:</b>	USAA Real Estate/Commonwealth Ventures LLC (Texas/Connecticut)		
<b>Contact Person:</b>	Richard Galvin 203.255.1700 dickgalvin4@aol.com		



# Marriott Renaissance Hotel

Downtown ○ Capital Center



Above: Rendering of proposed Marriott Renaissance Hotel

Above Right: Photograph of Site

Right: Location Map



## 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.
Investment:	\$77 Million		
Developer:	Sage Hospitality Resources (Denver, Colorado) www.sagehospitality.com		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.
Contact Person:	Michael Coolidge 303.595.7200 mcoolidge@sagehospitality.com		



# 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) <a href="http://www.sagehospitality.com">www.sagehospitality.com</a>		
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

**Location:**

NWC Exchange Street and Memorial Boulevard

**Completion:** Winter 2007

**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:

**Investment:** \$50 Million

**Developer:** Intercontinental Developers Inc.  
(Boston, Massachusetts)  
[www.liveatwaterplace.com](http://www.liveatwaterplace.com)

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

**Contact Person:** Nick Iselin  
617.782.2600  
[nickl@intercontinental.net](mailto:nickl@intercontinental.net)



# Westin Hotel Expansion

Downtown ○ Downcity



Above: Rendering of proposed development

Above right: Photograph of site

Right: Location Map

## PROJECT INFORMATION

Start:	Summer 2005	Location:	1 West Exchange Street
Completion:	Spring 2007	Project Description:	Construction of a new 31-story tower, adjacent to the existing hotel building, with: <ul style="list-style-type: none"><li>○ 200 hotel rooms</li><li>○ 103 condominium units</li><li>○ 12,000 square feet of ground floor retail space</li></ul>
Investment:	\$80 Million		
Developer:	Procaccianti Group (Cranston, Rhode Island) <a href="http://www.procgroup.com">www.procgroup.com</a>		
Contact Person:	Michael Voccola 401.946.4600 <a href="mailto:mvoccola@procgroup.com">mvoccola@procgroup.com</a>		



# 110 Westminster

Downtown ○ Downcity



Above: Rendering of proposed development



Above Right: Aerial photograph of site



Right: Location Map

## PROJECT INFORMATION

Start:	Fall 2005	Location:	110 Westminster Street
Completion:	Winter 2008	Project Description:	Demolition of two existing buildings and construction of new 36-story, 520-foot tall building including the following: <ul style="list-style-type: none"><li>○ 135 residential condominium units</li><li>○ 23,000 square feet of ground floor commercial space</li><li>○ 202 structured parking spaces</li></ul>
Investment:	\$100 Million		
Developer:	BlueChip Properties (Boston, Massachusetts) www.onetenprov.com		
Contact Person:	Jerry O'Connor 401.272.6111 joconnor3@gmail.com		





# Alice Building

Downtown ○ Downcity



Above: Photograph of building



Right: Location Map

## PROJECT INFORMATION

Start:	Summer 2001	Location:	236 Westminster Street
Completion:	Fall 2002	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.
Investment:	\$10 Million		
Developer:	Cornish Associates (Providence, Rhode Island) <a href="http://www.cornishlp.com">www.cornishlp.com</a>		
Contact Person:	Arnold Chace 401.421.0254 <a href="mailto:buff_chace@cornishlp.com">buff_chace@cornishlp.com</a>		





Above: Photograph of renovated building

Right: Location Map

## PROJECT INFORMATION

Start:	Spring 2004	Location:	115 Empire Street
Completion:	Winter 2006	Project Description:	Renovation of existing building that includes artist live/work units, performance spaces, galleries and cafe.
Investment:	\$4.1 Million		
Developer:	AS220 (Providence, Rhode Island) <a href="http://www.AS220.org">www.AS220.org</a>		
Contact Person:	Bert Crenca 401.831.9327		



# Biltmore Hotel

Downtown ○ Downcity



Above: Photograph of building



Right: Location Map

## PROJECT INFORMATION

Start:	Fall 2003	Location:	11 Dorrance Street
Completion:	Spring 2006	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.
Investment:	\$8 Million		
Developer:	Chesapeake Hotel Group (Annapolis, Maryland) <a href="http://www.grandheritageinternational.com">www.grandheritageinternational.com</a>		
Contact Person:	Tina Harlow, General Manager 401.455.3010 <a href="mailto:tharlow@providencebiltmore.com">tharlow@providencebiltmore.com</a>		



# Burgess and O'Gorman Buildings

Downtown ○ Downcity



Above: Photograph of building

Right: Location Map



## PROJECT INFORMATION

Start:	Fall 2002	Location:	230-232 Westminister Street & 93 Eddy Street
Completion:	Fall 2004	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.
Investment:	\$7.7 Million		
Developer:	Cornish Associates (Providence, Rhode Island) www.cornishlp.com		
Contact Person:	Arnold Chace 401.421.0254 buff_chace@cornishlp.com		





# Cosmopolitan

Downtown ☒ Downcity



Above: Photograph—Post-renovation

Right: Location Map

## PROJECT INFORMATION

Start:	2002	Location:	100 Fountain Street
Completion:	2003	Project Description:	Conversion of seven-story building constructed in 1915 into 12 luxury condominiums over ground floor commercial space.
Investment:	\$5 Million		
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) <a href="http://www.AS220.org">www.AS220.org</a>		
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) <a href="http://www.dunkindonutscenter.com">www.dunkindonutscenter.com</a>		
Contact Person:	Jim McCarvil 401.351.4295		





# Dyer Block

Downtown ○ Downcity



Above: Photograph of site

Right: Location Map



## PROJECT INFORMATION

Start:	Spring 2005	Location:	203-207 Weybosset Street
Completion:	Spring 2006	Project Description:	○ Renovation of an existing building into 16 apartments with 3 ground floor retail spaces.
Investment:	\$4 Million		
Developer:	Sampalis Realty, LLC (Providence, Rhode Island)		
Contact Person:	Dionisios Sampalis 401.421.7426		





# 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

**Location:** Block bounded by Westminister Street, Union Street, Weybosset Street and Clemence Street

**Completion:** Winter 2007

**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 Westminister and Weybosset Streets.

**Investment:** \$30 Million

**Developer:** Cornish Associates  
(Providence, Rhode Island)  
[www.cornishlp.com](http://www.cornishlp.com)

**Contact Person:** Arnold Chace  
401.421.0254  
[buff\\_chace@cornishlp.com](mailto:buff_chace@cornishlp.com)



# Harkness Building

Downtown ○ Downcity



Above: Photograph of building, post-renovation

Above Right: Photograph of building, pre-renovation

Right: Location Map

## PROJECT INFORMATION

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





# Hilton Providence Hotel & Residences

Downtown ○ Downcity



Above: Rendering of proposed renovations and new construction

Above right: Photograph of site

Right: Location Map

## PROJECT INFORMATION

Start:	Summer 2005	Location:	27 Atwells Avenue
Completion:	Summer 2006	Project Description:	Conversion of existing Holiday Inn into Hilton Hotel and construction of new 27-story tower including: <ul style="list-style-type: none"><li>○ 148 Condominium Units</li><li>○ New restaurant on Sabin Street</li></ul>
Investment:	\$150 Million		
Developer:	Procaccianti Group (Cranston, Rhode Island) <a href="http://www.procgroup.com">www.procgroup.com</a>		
Contact Person:	Michael Voccola 401.946.4600 <a href="mailto:mvoccola@procgroup.com">mvoccola@procgroup.com</a>		



# Hotel Providence

Downtown ○ Downcity



Above: Photograph of renovated building

Right: Location Map



## PROJECT INFORMATION

Start:	Summer 2003	Location:	311 Westminster Street
Completion:	Winter 2004	Project Description:	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.
Investment:	\$10 Million		
Developer:	Stanley Weiss (Providence, Rhode Island) www.stanleyweiss.com		
Contact Person:	Stanley Weiss 401.272.3200 mrbl@stanleyweiss.com		



# PAR Building

Downtown ○ Downcity



Above: Photograph of renovated building

Right: Location Map



## PROJECT INFORMATION

Start:	2001	Location:	274 Weybosset Street
Completion:	2005	Project Description:	Renovation of existing building to create a technology center for Johnson & Wales University
Investment:	\$5 Million		
Developer:	Johnson & Wales University (Providence, Rhode Island) <a href="http://www.jwu.edu">www.jwu.edu</a>		
Contact Person:	Christopher Placco 401.598.1000 <a href="mailto:cplacco@jwu.edu">cplacco@jwu.edu</a>		





# Peerless Lofts

Downtown  Downcity



Above: Photograph of building, post-renovation

Above Right: Photograph of building, pre-renovation

Right: Location Map

## PROJECT INFORMATION

**Start:** Winter 2004

**Location:** 239 Westminister Street

**Completion:** Summer 2005

**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.

**Investment:** \$28 Million

**Developer:** Cornish Associates  
(Providence, Rhode Island)  
[www.cornishlp.com](http://www.cornishlp.com)

**Contact Person:** Arnold Chace  
401.421.0254  
[buff\\_chace@cornishlp.com](mailto:buff_chace@cornishlp.com)





# Pell-Chafee Performance Center

Downtown ○ Downcity



Above: Photograph of renovated building

Right: Location Map



## PROJECT INFORMATION

Start:	Spring 2003	Location:	87 Empire Street/32 Aborn Street
Completion:	Summer 2005	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.
Investment:	\$4.1 Million		
Developer:	Trinity Repertory Theater (Providence, Rhode Island) <a href="http://www.trinityrep.com">www.trinityrep.com</a>		
Contact Person:	Steve Sorin <a href="mailto:steve.sorin@cox.net">steve.sorin@cox.net</a>		



# 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		



# Rhode Island School of Design ○ Graduate Center

Downtown ○ Downcity



Above: Photograph of renovated building



Right: Location Map

## PROJECT INFORMATION

Start:	Winter 2002	Location:	167 Weybosset Street
Completion:	Winter 2003	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.
Investment:	\$11.7 Million		
Developer:	Rhode Island School of Design (Providence, Rhode Island) <a href="http://www.risd.edu">www.risd.edu</a>		
Contact Person:	Frances Gast 401.454.6420 <a href="mailto:fgast@risd.edu">fgast@risd.edu</a>		





# RISD Living and Learning Center

Downtown Downtown



Above: Photograph of renovated building

Right: Location Map

## PROJECT INFORMATION

Start:	Summer 2003	Location:	15 Westminster Street
Completion:	Summer 2005 (dormitory) Spring 2006 (library)	Project Description:	Conversion of former office building into a library and 500-unit dormitory for the Rhode Island School of Design (RISD)
Investment:	\$15.5 Million		
Developer:	Rhode Island School of Design (Providence, Rhode Island) <a href="http://www.risd.edu">www.risd.edu</a>		
Contact Person:	Frances Gast 401.454.6420 <a href="mailto:fgast@risd.edu">fgast@risd.edu</a>		





# Wilkinson Building

Downtown ○ Downcity



Above: Photograph of building, post-renovation



Right: Location Map

## PROJECT INFORMATION

Start:	Fall 2002	Location:	210 Westminister Street
Completion:	Fall 2003	Project Description:	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.
Investment:	\$6 Million		
Developer:	Cornish Associates (Providence, Rhode Island) www.cornishlp.com		
Contact Person:	Arnold Chace 401.421.0254 buff_chace@cornishlp		



# 190 Dyer Street

Downtown ○ Jewelry District



Above: Photograph of Site

Right: Location Map



## 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		



# Interstate 195 Relocation

Downtown ○ Jewelry District



Above: Rendering of new highway location and new development parcels created through the relocation

## PROJECT INFORMATION

Start:	2000	Location:	Existing: Between Downcity and the Jewelry District; Future: South of Point Street Bridge
Completion:	2012	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.
Investment:	\$525 Million		The existing bridge and highway structure will be demolished upon completion of the new highway, freeing up approximately 40 acres of property for redevelopment.
Developer:	Rhode Island Dept. of Transportation (Providence, Rhode Island) <a href="http://www.dot.state.ri.us">www.dot.state.ri.us</a>		Current proposals would retain the piers from the old bridge to use as a base for a new bicycle and pedestrian bridge.
Contact Person:	Lombri Zerva 401.222.2023 <a href="mailto:lzerva@dot.state.ri.us">lzerva@dot.state.ri.us</a>		



# Ship Street Lofts

Downtown ○ Jewelry District



Above: Photograph of renovated building

Right: Location Map



## PROJECT INFORMATION

Start:	2003	Location:	200 Richmond Street
Completion:	2004	Project Description:	Conversion of 1920's era mill building into 8 loft condominium units
Investment:	\$3.75 Million		
Developer:	F.H. French (Providence, Rhode Island)		
Contact Person:	NA		





# 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		





Above Top: Rendering of proposed Wal★Mart store

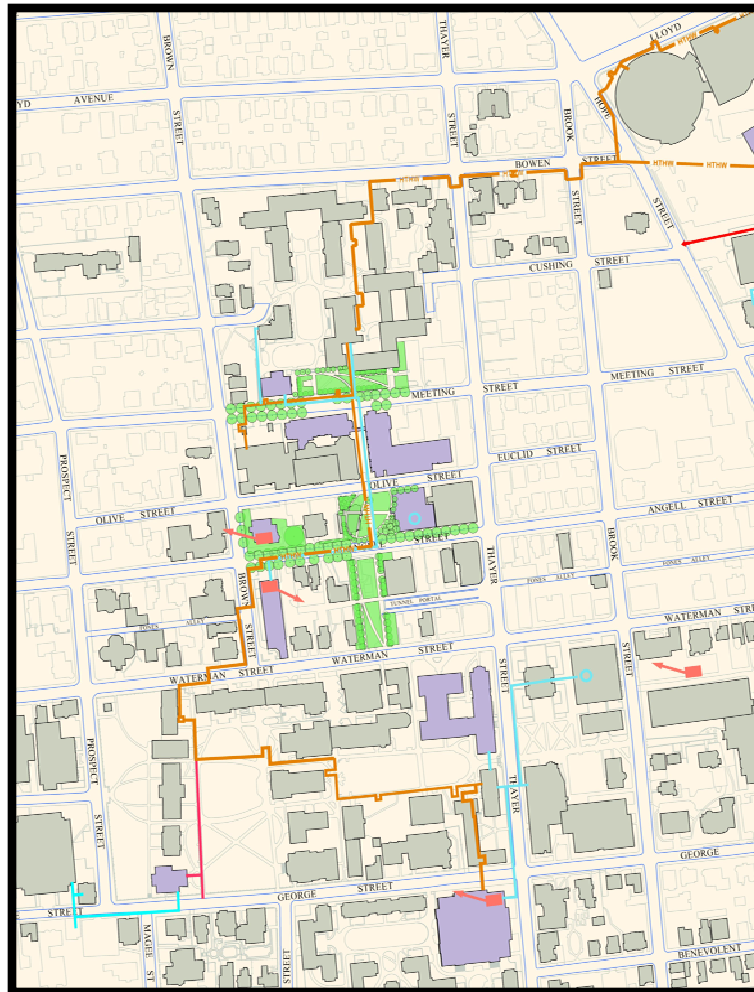
Right: Location Map



## 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) <a href="http://www.walmartstores.com">www.walmartstores.com</a>		
Contact Person:	Matt Smith 508.480.9900		





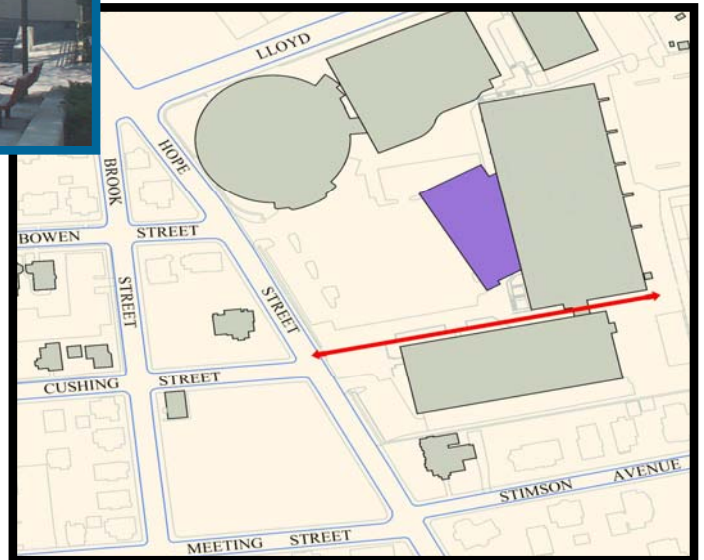
### PROJECT INFORMATION

Start:	Summer 2006	Location:	Brown University
Completion:	Fall 2008	Project Description:	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
Investment:	\$40 Million		
Developer:	Brown University (Providence, Rhode Island)		
Contact Person:	Michael J. McCormick 401.863.7883 MICHAEL_MCCORMICK@BROWN.EDU		



# Brown University ○ Jonathan Nelson Fitness Center

College Hill



## PROJECT INFORMATION

Start:	Spring 2007	Location:	Hope Street
Completion:	Fall 2008	Project Description:	A 45,000 square foot addition to the Olney Margolies Athletic Center for student fitness space
Investment:	\$15 Million		
Developer:	Brown University (Providence, Rhode Island)		
Contact Person:	Michael J. McCormick 401.863.7883 MICHAEL_MCCORMICK@BROWN.EDU		





# Brown University ○ Life Sciences Building

## College Hill



*Above: Rendering of Life Sciences Building*

*Above Right: Location map*

*Right: Site*



## PROJECT INFORMATION

Start:	Ongoing	Location:	185 Meeting Street (Meeting Street/Olive Street)
Completion:	Spring, 2006	Project Description:	Construction of new 5-story, 170,000 square foot life sciences building to include laboratories, faculty offices and classrooms.
Investment:	\$95.5 Million		
Developer:	Brown University (Providence, Rhode Island)		
Contact Person:	Michael J. McCormick 401.863.7883 MICHAEL_MCCORMICK@BROWN.EDU		





## 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		





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		







*Above: Proposed walk*

*Above Right: Existing view*

*Right: Peter Green House*

*Far Right: Location/context map*



## PROJECT INFORMATION

Start:	Spring 2007	Location:	Olive Street to Waterman Street
Completion:	Fall 2008	Project Description:	Interconnected green spaces connecting campus north to south. Project includes moving the Peter Green House.
Investment:	\$10 Million		
Developer:	Brown University (Providence, Rhode Island)		
Contact Person:	Michael J. McCormick 401.863.7883 MICHAEL_MCCORMICK@BROWN.EDU		





## Pratt Hill ○ Condominiums

### College Hill



Above: Photograph of site

Right: Location Map



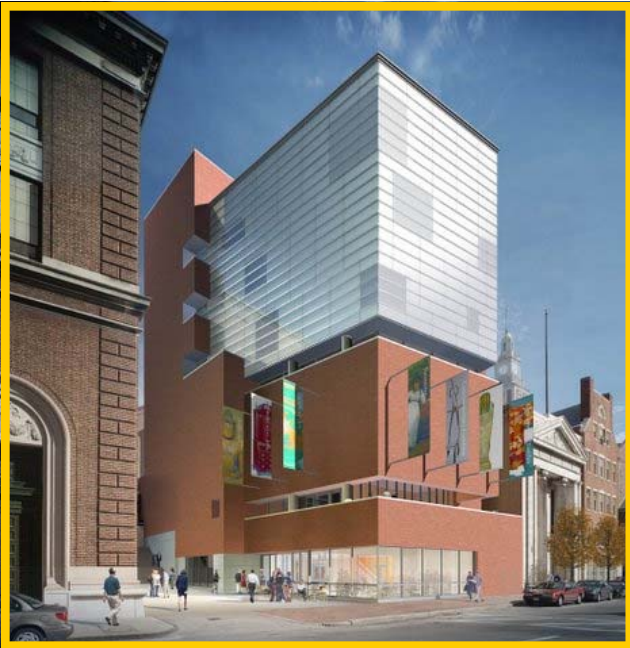
## PROJECT INFORMATION

Start:	Spring 2005	Location:	Olney Street, near the corner of Pratt Street across from University Heights
Completion:	Fall 2005	Project Description:	6 unit townhouse condominiums designed by Friedrich St. Florian.
Investment:	\$3.5 Million		
Developer:	Pratt Hill, LLC (Providence, Rhode Island)		
Contact Person:	Stephen Shechtman 401.272.1400		



# 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](http://www.risd.edu)

**Contact Person:** Frances Gast  
401.454.6421



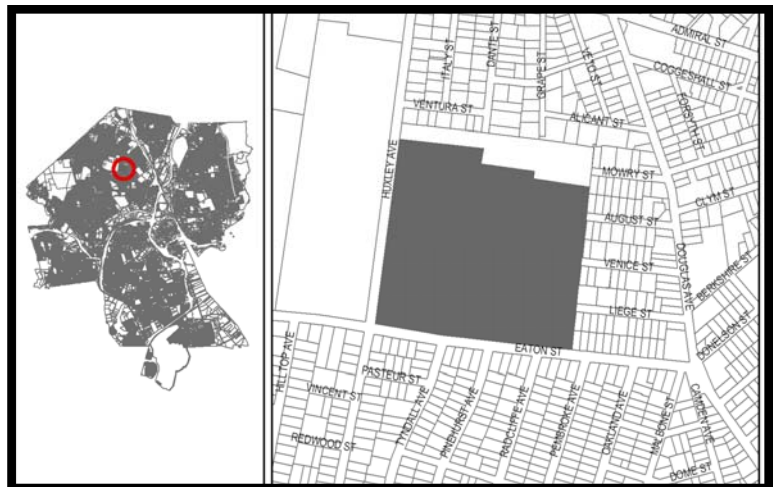
# Providence College ○ Residence Hall

Elmhurst



Above: Photograph of residence hall

Right: Location Map



## PROJECT INFORMATION

Start:	Spring 2004	Location:	Huxley Avenue/Eaton Street
Completion:	Fall 2005	Project Description:	New 6-story, 325-350 bed suite-style student dormitory. Sited in central campus location.
Investment:	\$20 Million		
Developer:	Providence College (Providence, Rhode Island) <a href="http://www.providence.edu">www.providence.edu</a>		
Contact Person:	Mark Raposa 401.865.2064		







Above: Photo of Smith Center for the Arts

Right: Location Map



## PROJECT INFORMATION

Start:	Spring 2004	Location:	Eaton Street
Completion:	Fall 2005	Project Description:	Construction of new 45,000 square foot cultural arts facility including two auditoriums.
Investment:	\$18 Million		
Developer:	Providence College (Providence, Rhode Island) <a href="http://www.providence.edu">www.providence.edu</a>		
Contact Person:	Mark Raposa 401.865.2064		





# Bomes Theater

Elmwood

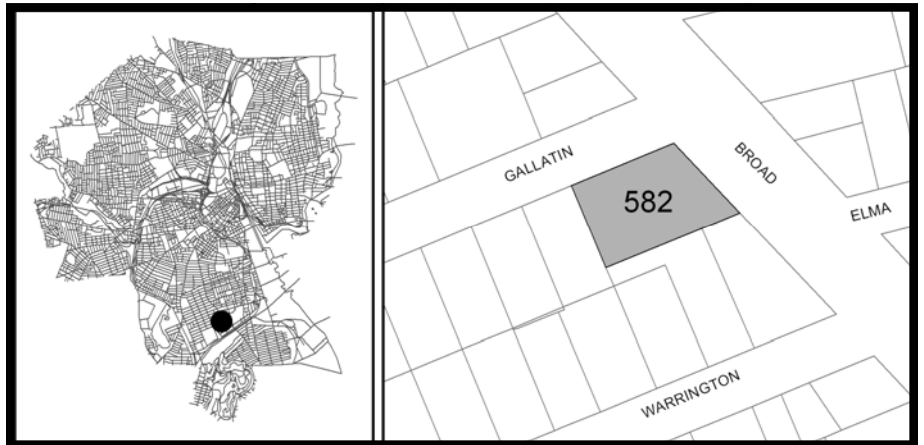
**Figure II-1**  
**Conceptual Broad Street Elevation**  
**Bomes Theater**



*Above: Rendering of proposed renovation*

*Above Right: Photograph of Site*

*Right: Location Map*



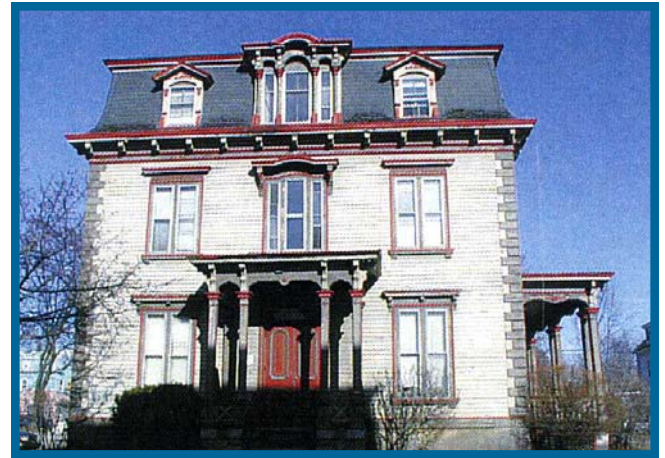
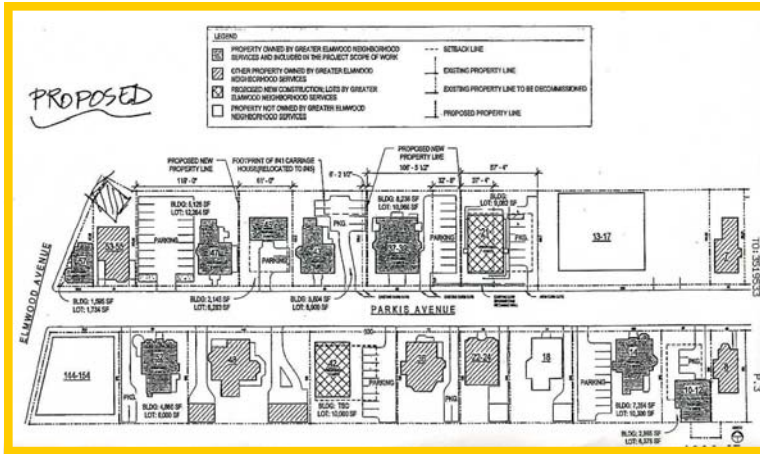
## PROJECT INFORMATION

<b>Start:</b>	Fall 2005	<b>Location:</b>	1017 Broad Street
<b>Completion:</b>	Fall 2006	<b>Project Description:</b>	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.
<b>Investment:</b>	\$2 Million		
<b>Developer:</b>	Providence Redevelopment Agency/TBD (Providence, Rhode Island) <a href="http://www.providenceri.com">www.providenceri.com</a>		
<b>Contact Person:</b>	Amintha Cinotti 401.351.4300 <a href="mailto:acinotti@providenceri.com">acinotti@providenceri.com</a>		



# Parkis Avenue Redevelopment/ Phase II

## Elmwood



Above: Rendering of proposed renovation

Above Right: Photograph of Site

Right: Location Map



## 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

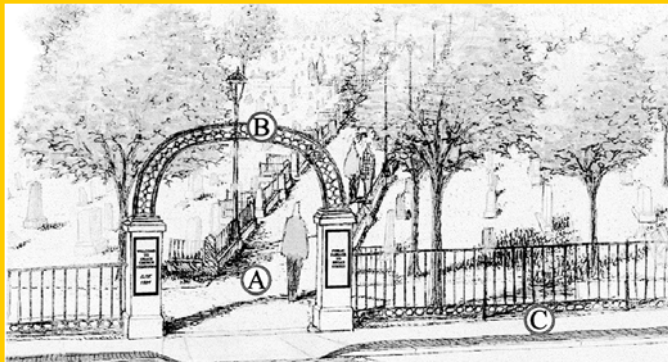
Contact Person: Cynthia Langlykke, Director  
GENS  
401.455.0810  
cynthial@greaterelmwood.org

All of the structures are located within the Parkis-Comstock National Register Historic District: all work will be performed in accordance with the Secretary of the Interior's Standards for Historic Rehabilitation.

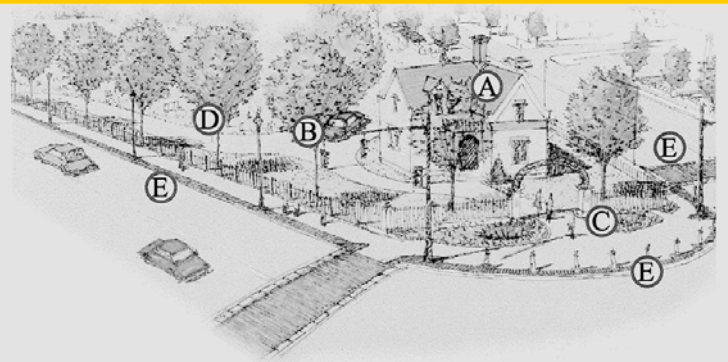


# Trinity Gateway

## Elmwood



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



## PROJECT INFORMATION

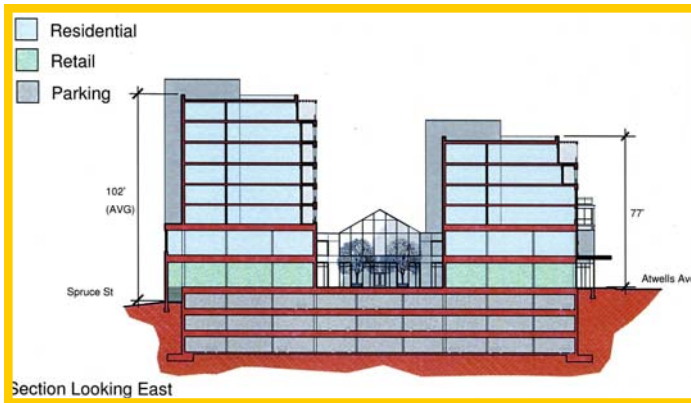
Start:	2005	Location:	1 Trinity Square, at the intersection of Broad Street and Elmwood Avenue
Completion:	On-going	Project Description:	The Trinity Gateway Project involves the 9-acre Grace Church Cemetery and immediate adjacent areas. It is being spearheaded by Women and Infants Hospital, SPDC, Grace Church, and other neighborhood groups.
Investment:	\$2-3 million		
Developer:	Grace Church (Providence, Rhode Island)		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.
Contact Person:	Michael J. Paruta 401.274.1122		





# 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	Location:	383 West Fountain Street
Completion:	Spring 2007	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.
Investment:	\$20 Million		
Developer:	Armory Revival Company (Providence, Rhode Island)		
Contact Person:	Jan Brodie 401.272.2720		



# 1577 Westminster Street

Federal Hill



Above: Rendering of proposed building

Above Right: Photograph of existing site

Right: Location Map

## PROJECT INFORMATION

**Start:** Spring 2006

**Location:** 1577 Westminster Street

**Completion:** Spring 2007

**Project Description:** New infill construction including:

**Investment:** \$750,000

- Retail Space
- 2 Affordable Apartments

**Developer:** West Broadway Neighborhood Association  
(Providence, Rhode Island)  
[www.wbna.org](http://www.wbna.org)

**Contact Person:** Kari Lang  
401.831.9344



# Federal Hill Condos

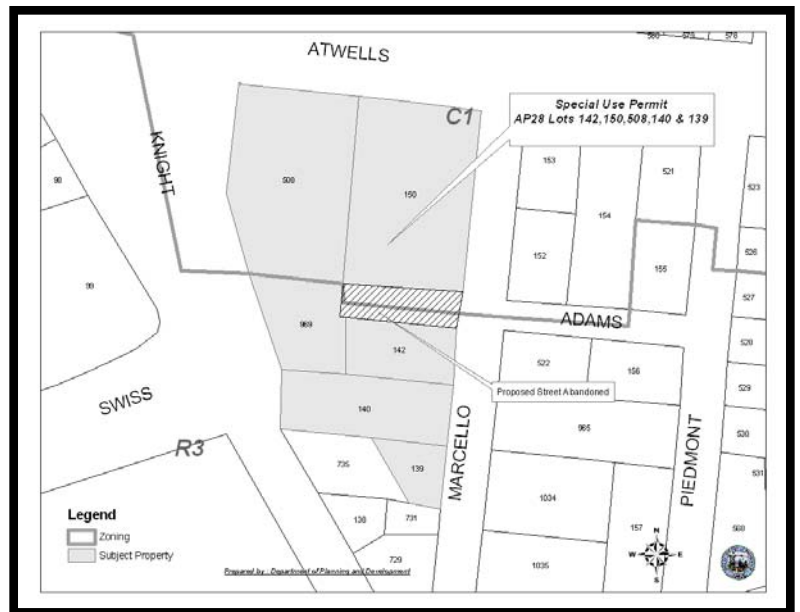
## Federal Hill



Above: Rendering of proposed renovation



Above Right: Photograph of site



Right: Location Map

## PROJECT INFORMATION

Start:	Summer 2005, Demolition of existing building	Location:	434 & 436 Atwells Avenue
Completion:	2007	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.
Investment:	NA		
Developer:	Premier Land Development, Inc. (Providence, Rhode Island)		
Contact Person:	Jeff Lykins, project architect 401.273.7551		





# Heritage Place

## Federal Hill



Above: Rendering of proposed renovation

Above Right: Photograph of site

Right: Location Map



### PROJECT INFORMATION

Start:	Spring 2006	Location:	235 Atwells Avenue
Completion:	Spring 2008	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.
Investment:	\$ 3-5 million		
Developer:	Conti Development, Ltd. LLC (Providence, Rhode Island)		
Contact Person:	Richard Conti 401.232.9222		





# Hotel Napoli

## Federal Hill



Above: Rendering of new hotel

Above Right: Photograph of site

Right: Location Map



## PROJECT INFORMATION

Start:	2006	Location:	93 Atwells Avenue
Completion:	2008	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.
Investment:	\$6 million		
Developer:	Conti Development, Ltd. LLC (Providence, Rhode Island)		
Contact Person:	Richard Conti 401.232.9222		



# East Side Commons at One Wayland Square

Fox Point



Above: Rendering of project

Above Right: Photograph of Site

Right: Location Map



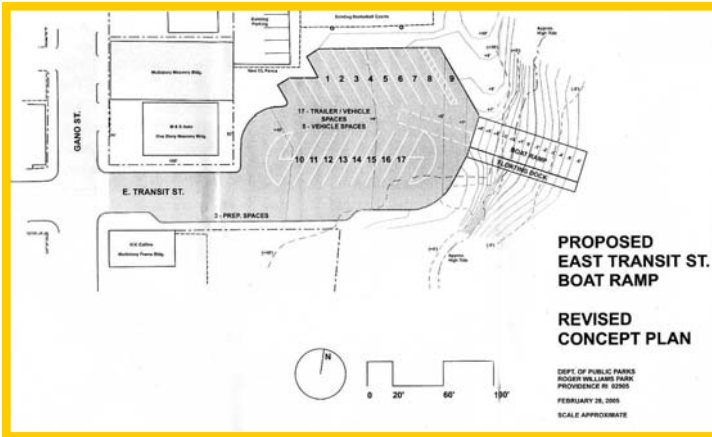
## PROJECT INFORMATION

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.
Contact Person:	401.434.4334		The units sell from \$265,000 to \$450,000.



# East Transit Street Boat Ramp

## Fox Point



Above: Rendering of proposed renovation

Above Right: Photograph of Site

Right: Location Map



## PROJECT INFORMATION

Start:	Spring 2006	Location:	East Transit Street, east of Gano Street
Completion:	Spring 2007	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.
Investment:	\$450,000		
Developer:	City of Providence and RIDEM- Division of Fish and Wildlife		This will be first City-owned boat ramp in Providence.
Contact Person:	Robert McMahon Parks Department 401.785.9450 RMcMahon@providenceri.com		





# 400 South Main Street

Fox Point



Above: Photograph of Site

Below Left: Rendering of proposed development

Below Right: Location Map



## PROJECT INFORMATION

Start:	2005	Location:	400-404 South Main Street (at intersection of James Street)
Completion:	2006	Project Description:	Mixed-use development containing nine residential units and ground-floor retail.
Investment:	\$3.5-4.5 million		
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

Start:	2006	Location:	455 Wickenden Street
Completion:	2007	Project Description:	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.
Investment:	\$1 million		
Developer:	City of Providence		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.
Contact Person:	Alan Sepe 401.421.7740		



# Lincoln Park

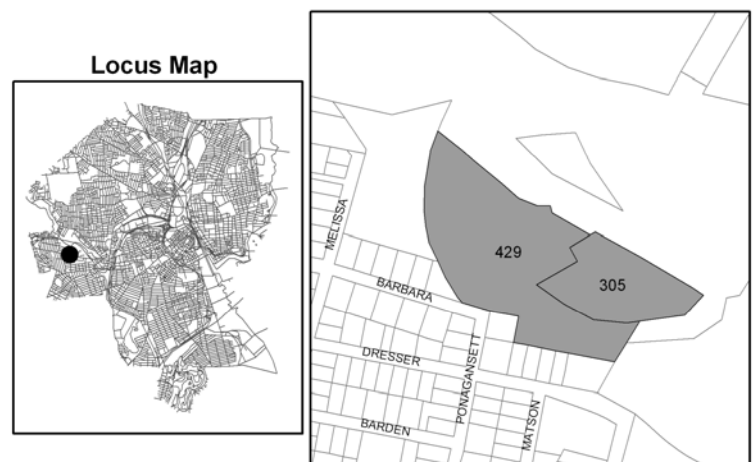
Hartford



Above: Proposed park master plan

Above Right: Photograph of site

Right: Location Map



## PROJECT INFORMATION

Start:	2003	Location:	Northwest of the intersection of Ponagansett and Barbara Streets
Completion:	2007	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.
Investment:	\$1.5 Million		
Developer:	City of Providence/Trust for Public Land (Providence, Rhode Island) <a href="http://www.providenceri.com">www.providenceri.com</a> <a href="http://www.tpl.org">www.tpl.org</a>		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.
Contact Person:	Robert McMahon 401.785.9450 <a href="mailto:rmcmahon@providenceri.com">rmcmahon@providenceri.com</a>		The 9.5-acre park may include a playground, walkways, and playing fields.



# The Miriam Hospital

Hope



Above: Rendering of New Building

Right: Location Map



## PROJECT INFORMATION

Start:	Project under construction	Location:	164 Summit Avenue
Completion:	Multi-year project	Project Description:	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.
Investment:	\$114 million over the next 6 years		
Developer:	Lifespan (Providence, Rhode Island) <a href="http://www.lifespan.org">www.lifespan.org</a>		
Contact Person:	Cynthia A. Blondin 401.444.6366 <a href="mailto:cblondin@lifespan.org">cblondin@lifespan.org</a>		





# Miriam Hospital Medical Offices

Hope



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	Location:	1040 Broad Street
Completion:	Spring 2007	Project Description:	Construction of a mixed use building, including three residential condominiums and four commercial condominiums.
Investment:	\$2.3 Million		
Developer:	Dash Development (Providence, Rhode Island)		
Contact Person:	Julian Dash 401.954.6837		



# Gordon Avenue Business Incubator

Lower South Providence



Above: Photograph of site: post-renovation

Right: Location Map



## PROJECT INFORMATION

Start:	Fall 2002	Location:	17 Gordon Avenue
Completion:	Fall 2003	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.
Investment:	\$2.7 Million		
Developer:	South Providence Development Corporation (Providence, Rhode Island) www.spdcricri.com		
Contact Person:	Joseph Newsome 401.831.5070 spdc@spdcricri.com		



# Juanita Sanchez Educational Complex

Lower South Providence



Above: Photograph of new school

Right: Location Map



## PROJECT INFORMATION

Start:	Winter 2002	Location:	Thurbers Avenue
Completion:	Fall 2003	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.
Investment:	\$11 Million		
Developer:	City of Providence (Providence, Rhode Island) <a href="http://www.providenceri.com">www.providenceri.com</a>		
Contact Person:	Alan Sepe 401.421.7740 <a href="mailto:asepe@providenceri.com">asepe@providenceri.com</a>		



# Meeting Street School

Lower South Providence



Above: Elevation Rendering

Right: Location Map



## PROJECT INFORMATION

Start: Spring 2005

Location: 982 Eddy Street

Completion: Fall 2006

- 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.

Investment: \$20 Million

Developer: Meeting Street School  
(East Providence, Rhode Island)  
[www.meetingstreet.org](http://www.meetingstreet.org)

Contact Person: John Kelly  
401.438.9500  
[info@meetingstreet.org](mailto:info@meetingstreet.org)





# Providence Community Health Center

Lower South Providence



Above: Development Site

Right: Location Map



## PROJECT INFORMATION

**Start:** Summer 2005

**Location:** 375 Allens Avenue

**Completion:** Spring 2006

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

**Investment:** \$4 Million

**Developer:** Providence Community Health Centers  
(Providence, Rhode Island)  
[www.providencechc.com](http://www.providencechc.com)

**Contact Person:** Merrill Thomas  
401.444.0400  
[mthomas@providencechc.org](mailto:mthomas@providencechc.org)



# Providence Community Health Center

Lower South Providence



Above: Proposed Site Master Plan and rendering

Right: Location Map



## 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:
Investment:	\$18 Million		
Developer:	Providence Community Health Centers (Providence, Rhode Island) <a href="http://www.providencechc.com">www.providencechc.com</a>		<ul style="list-style-type: none"><li>Demolition of 4 of the existing buildings on the site, as well as a portion of a fifth building</li><li>Renovation of the remaining mill buildings to house a community health center, offices, retail space and a child care center.</li><li>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</li></ul>
Contact Person:	Merrill Thomas 401.444.0400 <a href="mailto:mthomas@providencechc.org">mthomas@providencechc.org</a>		



# Salvation Army Daycare

Lower South Providence



*Above: Master Plan and rendering of proposed development*

*Right: Location Map*



## PROJECT INFORMATION

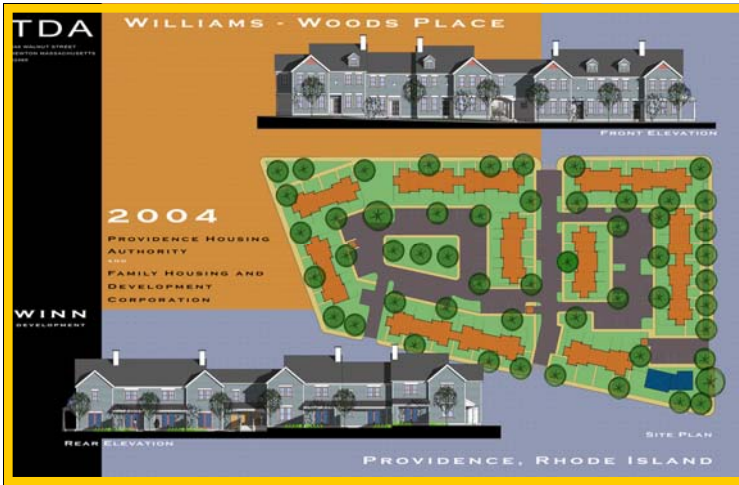
Start:	Fall, 2004	Location:	Burnside Street at Potters Avenue
Completion:	Winter, 2005	Project Description:	Construction of an 18,000 sq. ft. daycare facility.
Investment:	\$4 Million		
Developer:	Salvation Army (Providence, Rhode Island)		
Contact Person:	Major Robert Pfeiffer 401.421-0956		





# Williams Woods

## Lower South Providence



Above: Master Plan and rendering of proposed development

Above right: Photograph of site

Right: Location Map



### PROJECT INFORMATION

**Start:** Spring 2006

**Location:** Pavilion Avenue and Rugby Street

**Completion:** Fall 2007

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

**Investment:** \$14 Million

**Developer:** Providence Housing Authority/  
Family Housing Development  
Corp/WINN Development  
(Providence, Rhode Island)

**Contact Person:** Chris Starr  
617.742.4500





# Fruit Hill Condominiums

Manton



Above: Photograph of site

Right: Location Map



## PROJECT INFORMATION

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



# 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	Location:	44 Cross Street
Completion:	Winter 2006	Project Description:	Two-story medical facility for Gastroenterology Associates.
Investment:	\$4 million		
Developer:	Nob Creek LLC (Providence, Rhode Island)		
Contact Person:	Rich Hawes 401.738.5400		



# YMCA Renovation

## Mount Hope



Above: Photograph of site

Right: Location Map



### PROJECT INFORMATION

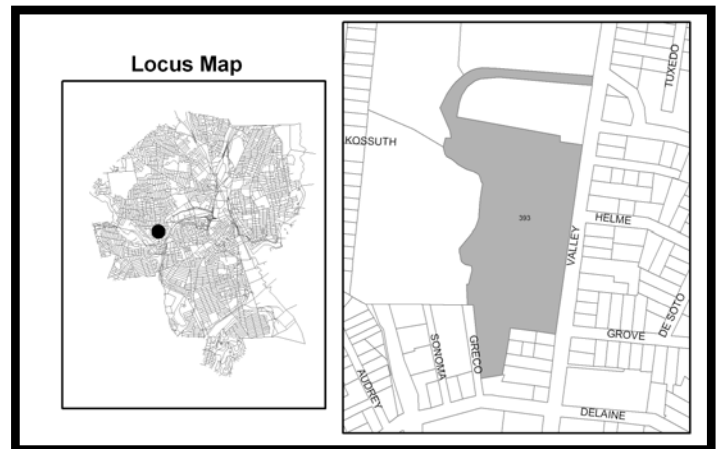
Start:	Fall 2005	Location:	438 Hope Street
Completion:	Spring 2006	Project Description:	Two story expansion of existing facility.
Investment:	\$156,000		
Developer:	East Side/Mt. Hope Y.M.C.A. (Providence, Rhode Island)		
Contact Person:	Judy Manocchia 401.521.2336		





# Rising Sun Mills

Olneyville



Above: Rendering of project

Above right: Photograph of mill complex

Right: Location Map

## PROJECT INFORMATION

**Start:** Winter 2002

**Location:** 166 Valley Street

**Completion:** Spring 2004

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

**Investment:** \$68 million

**Developer:** Struever Brothers Eccles and Rouse Inc./Armory Revival Co.  
(Baltimore, MD/Providence, RI)  
www.sber.com

- 124,000 square feet of office space
- 15,000 square feet of retail space
- 150 residential lofts

**Contact Person:** Ethan Colaiace  
401.331.5416  
E.colaiace@sber.com



# Rising Sun Townhomes

Olneyville



Above: Rendering of proposed development

Right: Location Map



## 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

**Location:** 43-69 Aleppo Street

**Completion:** Spring 2006

**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](http://www.olneyville.org)

**Contact Person:** Frank Shea  
401.351.8719  
[shea@olneyville.org](mailto:shea@olneyville.org)



## Olneyville



*Above, Above Right: Master plan and Rendering of proposed development*

*Right: Location Map*



## PROJECT INFORMATION

Start: Spring 2005

Location: 69 Aleppo Street

Completion: Spring 2006

**Project Description:** Development of 31 affordable residential units and 2 retail spaces

Investment: \$4.5 Million

Developer: Olneyville Housing Corporation  
(Providence, Rhode Island)  
[www.olneyville.org](http://www.olneyville.org)

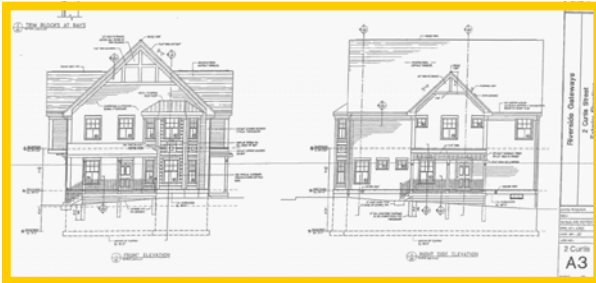
Contact Person: Frank Shea  
401.351.8719  
shea@olneyville.org





# 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](http://www.olneyville.org)

**Contact Person:** Frank Shea  
401.351.8719  
[shea@olneyville.org](mailto: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	Location:	50 Aleppo Street
Completion:	2007	Project Description:	Renovation and conversion of the only building remaining from the former Riverside Mills complex into artist housing.
Investment:	\$1 Million		
Developer:	City of Providence/Olneyville Housing Corporation (Providence, Rhode Island) <a href="http://www.providenceri.com">www.providenceri.com</a>		
Contact Person:	Amintha Cinotti 401.351.4300 <a href="mailto:acinotti@providenceri.com">acinotti@providenceri.com</a>		



# Riverside Park

Olneyville



Above: Photograph of site

Right: Location Map



## PROJECT INFORMATION

Start:	Spring 2002	Location:	60 Aleppo Street
Completion:	2007	Project Description:	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.
Investment:	\$5 Million		
Developer:	City of Providence (Providence, Rhode Island) <a href="http://www.providenceri.com">www.providenceri.com</a>		
Contact Person:	Robert McMahon 401.785.9450 <a href="mailto:rmcmahon@providenceri.com">rmcmahon@providenceri.com</a>		





# Firefighter's Museum

Reservoir



Above: Photograph of site

Right: Location Map

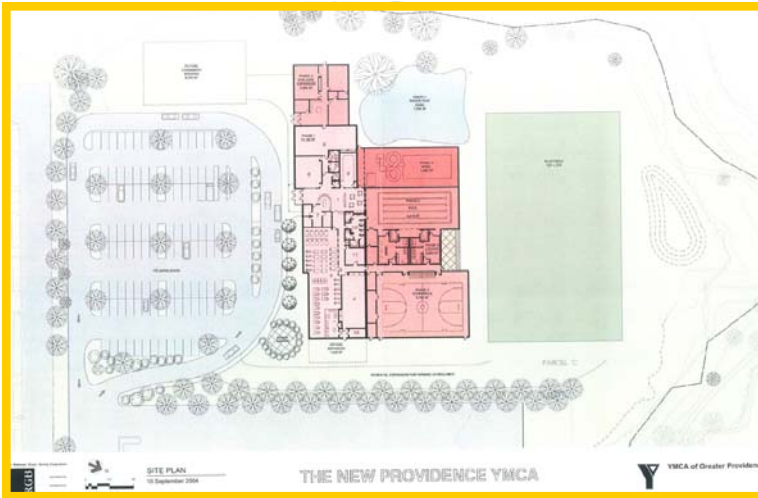


## PROJECT INFORMATION

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		







Above: Rendering of proposed renovation

Above Right: Photograph of site

Right: Location Map

### PROJECT INFORMATION

<b>Start:</b>	Spring 2006	<b>Location:</b>	Adelaide Avenue
<b>Completion:</b>	Spring 2007	<b>Project Description:</b>	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.
<b>Investment:</b>	\$10 million		
<b>Developer:</b>	YMCA of Greater Providence (Providence, Rhode Island) <a href="http://www.ymcagreaterprovidence.org">www.ymcagreaterprovidence.org</a>		
<b>Contact Person:</b>	Susan Rittscher, President and CEO 401.521.9622		



# Douglas Avenue Mixed Use

## Smith Hill



Above: Rendering of proposed building

Above Right: Photograph of site

Right: Location Map

### PROJECT INFORMATION

Start:	Winter 2005	Location:	231 Douglas Avenue
Completion:	Summer 2007	Project Description:	Redevelopment of former print shop and adjacent vacant property with: <ul style="list-style-type: none"><li>13 affordable housing units</li><li>5,000 sq. ft. commercial space</li></ul>
Investment:	\$3 Million		
Developer:	Smith Hill Community Development Corporation (Providence, Rhode Island)		
Contact Person:	Francis Smith 401.521.0159 fsmith@smithhillcdc.org		



# Providence Fruit and Produce Warehouse

Smith Hill



Above: Rendering of proposed renovations

Above Right: Photo of Site

Right: Location Map

## PROJECT INFORMATION

**Start:** Spring, 2006

**Location:** 2 Harris Avenue

**Completion:** Fall, 2007

**Project Description:** Redevelopment of historic Providence Fruit and Produce Warehouse building into 166,000 sq. ft. of commercial space.

**Investment:** \$40 Million

**Developer:** Carpionato Properties  
(Providence, Rhode Island)  
[www.carpionatoproperties.com](http://www.carpionatoproperties.com)

**Contact Person:** Kelly Coates  
401.273.6800  
[kcoates@carpionatoproperties.com](mailto:kcoates@carpionatoproperties.com)





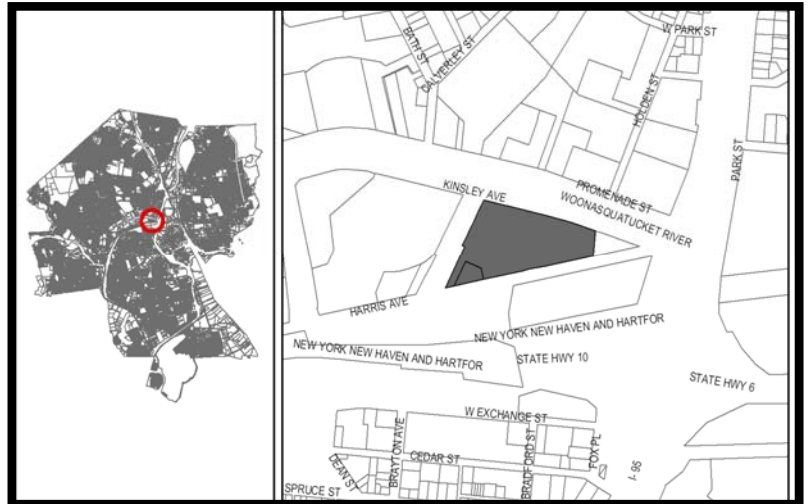
# The 903

## Smith Hill



Above: Photograph of The 903

Right: Location Map



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





# The Promenade at The Foundry

Smith Hill



Above: Rendering of proposed renovations

Above Right: Photograph of site

Right: Location Map

## PROJECT INFORMATION

**Start:** Winter 2004

**Location:** West side of Holden Street, north of Promenade Street

**Completion:** Winter 2005

**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.

**Investment:** \$50 Million

**Developer:** Tom Guerra/Anthony Thomas  
(Providence, Rhode Island)

**Contact Person:** Anthony Thomas  
401.272.3000



# Tim Horton's

## Smith Hill



Above: 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) <a href="http://www.timhortons.com">www.timhortons.com</a>		
Contact Person:	Peter Brissette 401.397.6802		





Above: Photograph of site

Right: Location Map



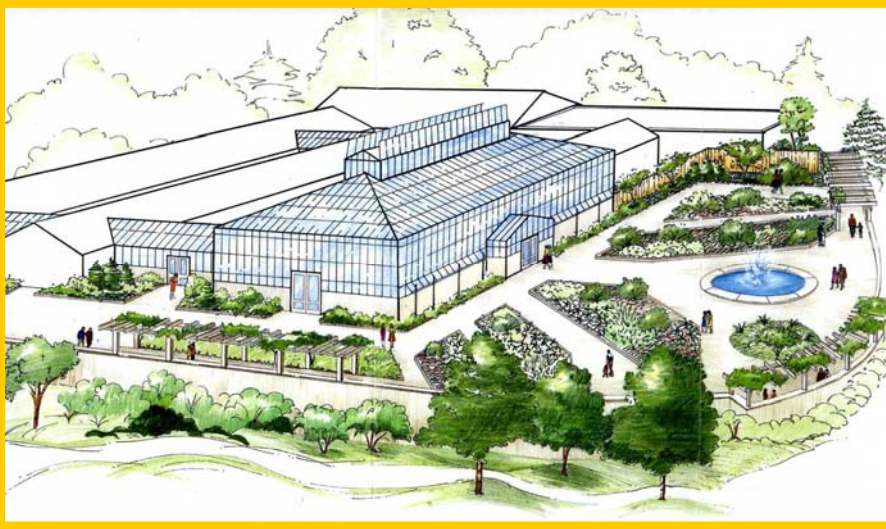
## PROJECT INFORMATION

Start:	Summer 2004	Location:	Fillmore Street
Completion:	Fall 2005	Project Description:	Expansion of existing charter school campus with: <ul style="list-style-type: none"><li>○ New elementary school</li><li>○ Gymnasium</li><li>○ Library</li><li>○ Multimedia center</li></ul>
Investment:	\$19 Million		
Developer:	Times <sup>2</sup> Academy (Providence, Rhode Island) <a href="http://www.times2.org">www.times2.org</a>		
Contact Person:	Stanley Thompson 401.272.5294 <a href="mailto:stanleythompson@times2.org">stanleythompson@times2.org</a>		



# Roger Williams Park o Botanical Center

South Elmwood



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.rogerwilliamsarkzoo.org](http://www.rogerwilliamsarkzoo.org)

**Contact Person:** Alix Ogden  
401.785.9450  
[aogden@providenceri.com](mailto:aogden@providenceri.com)





# Roger Williams Park ○ Japanese Garden

South Elmwood



Above: Japanese Garden after renovations

Right: Location Map

## PROJECT INFORMATION

Start:	Fall 2003	Location:	Roger Williams Park
Completion:	Spring 2005	Project Description:	The historic 1935 Japanese Garden was completely renovated with funding from the Quinque Foundation. The renovation was designed to preserve historic features, to improve the original Japanese aesthetic, and to improve visitor safety.
Investment:	\$0.5 Million		
Developer:	Providence Parks Department (Providence, Rhode Island) <a href="http://www.rogerwilliamsparkzoo.org">www.rogerwilliamsparkzoo.org</a>		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.
Contact Person:	Alix Ogden 401.785.9450 <a href="mailto:aogden@providenceri.com">aogden@providenceri.com</a>		



# Roger Williams Park Zoo ○ Elephant Exhibit

South Elmwood



Above: Existing elephant exhibit

Right: Location Map

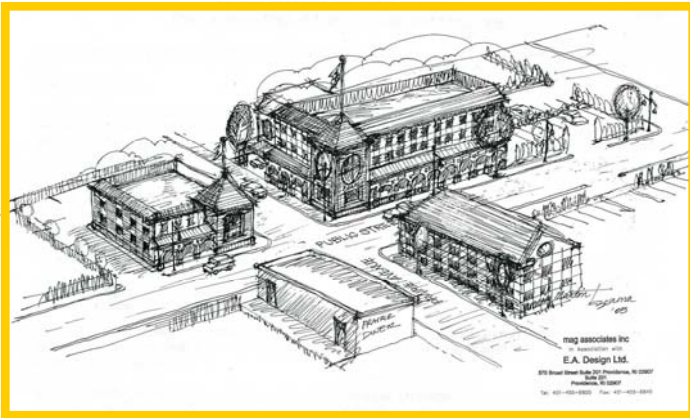
## PROJECT INFORMATION

Start:	Fall 2005	Location:	Roger Williams Park Zoo
Completion:	Spring 2007	Project Description:	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.
Investment:	\$5.5 Million		
Developer:	Providence Parks Department (Providence, Rhode Island) <a href="http://www.rogerwilliamsparkzoo.org">www.rogerwilliamsparkzoo.org</a>		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.
Contact Person:	Alix Ogden 401.785.9450 <a href="mailto:aogden@providenceri.com">aogden@providenceri.com</a>		



# Brown's Liquor

## Upper South Providence



Above: Rendering of proposed development

Above Right: Photograph of site

Right: Location Map

### PROJECT INFORMATION

Start:	2006	Location:	320 Prairie Avenue
Completion:	2007	Project Description:	Acquisition and demolition of former Brown's Liquor Store and three adjacent parcels for redevelopment.
Investment:	\$1 million		
Developer:	Providence Redevelopment Agency/The Center (Providence, Rhode Island) <a href="http://www.providenceri.com">www.providenceri.com</a>		
Contact Person:	April Wolf 401.351.4300 <a href="mailto:awolf@providenceri.com">awolf@providenceri.com</a>		





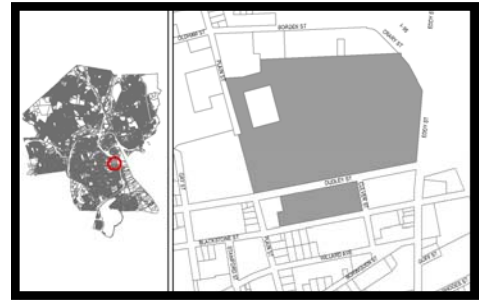
# Rhode Island Hospital

Upper South Providence



Above: Photograph of project

Right: Location Map



## PROJECT INFORMATION

Start:	Fall 2003	Location:	Eddy Street
Completion:	Spring 2006	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.
Investment:	\$81.5 million		
Developer:	Rhode Island Hospital (Providence, Rhode Island)		
Contact Person:	Cynthia Blondin 401.444.3633 cblondin@lifespan.org		





# Southside

## Upper South Providence



Above: Master Plan and rendering of proposed development

Above right: Photo

Right: Location Map



## 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) <a href="http://www.swapinc.org">www.swapinc.org</a>		
Contact Person:	Carla DeStefano 401.272.0526 <a href="mailto:cdestefano@swapinc.org">cdestefano@swapinc.org</a>		



# Women and Infants

## Upper South Providence



Above: Rendering of proposed renovation

Above Right: Photograph of Site

Right: Location Map



### PROJECT INFORMATION

Start:	2007	Location:	101 Dudley Street
Completion:	2009	Project Description:	New five-story construction of 145,000 square foot addition at the front of Women and Infants' new hospital building.
Investment:	\$64 million		
Developer:	Women and Infants (Providence, Rhode Island)		
Contact Person:	Gail Costa, Vice President for Planning 401.274.1122 x8110		



# YMCA o Crossroads Rhode Island

Upper South Providence



Above: Photograph of renovated building

Right: Location Map



## PROJECT INFORMATION

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.

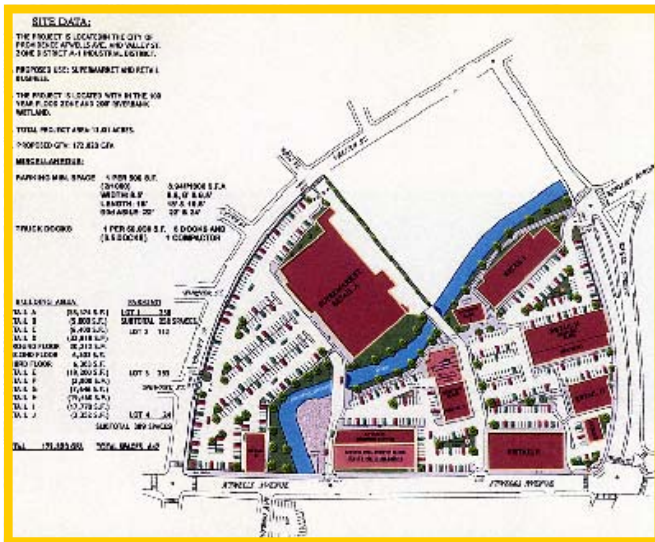
Investment: \$2 Million

**Developer:** Crossroads Rhode Island/YMCA  
(Providence, Rhode Island)  
[www.crossroadsri.org/](http://www.crossroadsri.org/)

**Contact Person:** Michelle Wilcox  
401.521.2255  
[mwilcox@crossroadsri.org](mailto:mwilcox@crossroadsri.org)



## Valley



*Above: Master Plan*

*Above Right: Photograph of site*

*Right: Location Map*



## PROJECT INFORMATION

Start: Winter 2000

**Location:** NEC of Atwells Avenue and Valley Street

Completion: Spring 2003

**Project Description:** 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.

Investment: \$31 Million

**Developer:** The New England Expedition  
(New York, New York)

Contact Person: Barry Feldman  
516.625.8900





# Monohassett Mill

## Valley



Above: Photograph of site: Pre-Renovation

Above Right: Photograph of site: Post Renovation

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:	Monohassett Mill Project LLC/PPS Revolving Fund (Providence, Rhode Island) <a href="http://www.millproject.org">www.millproject.org</a>		
Contact Person:	Erik Bright 401.273.7101 <a href="mailto:erikbright@hotmail.com">erikbright@hotmail.com</a>		



# Providence Steel Yard Artists Collaborative

## Valley



Above Right: Photograph of site—pre-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) <a href="http://www.thesteelyard.org">www.thesteelyard.org</a>		
Contact Person:	Erik Bright 401.273.7101 <a href="mailto:erikbright@hotmail.com">erikbright@hotmail.com</a>		





Right: Location Map

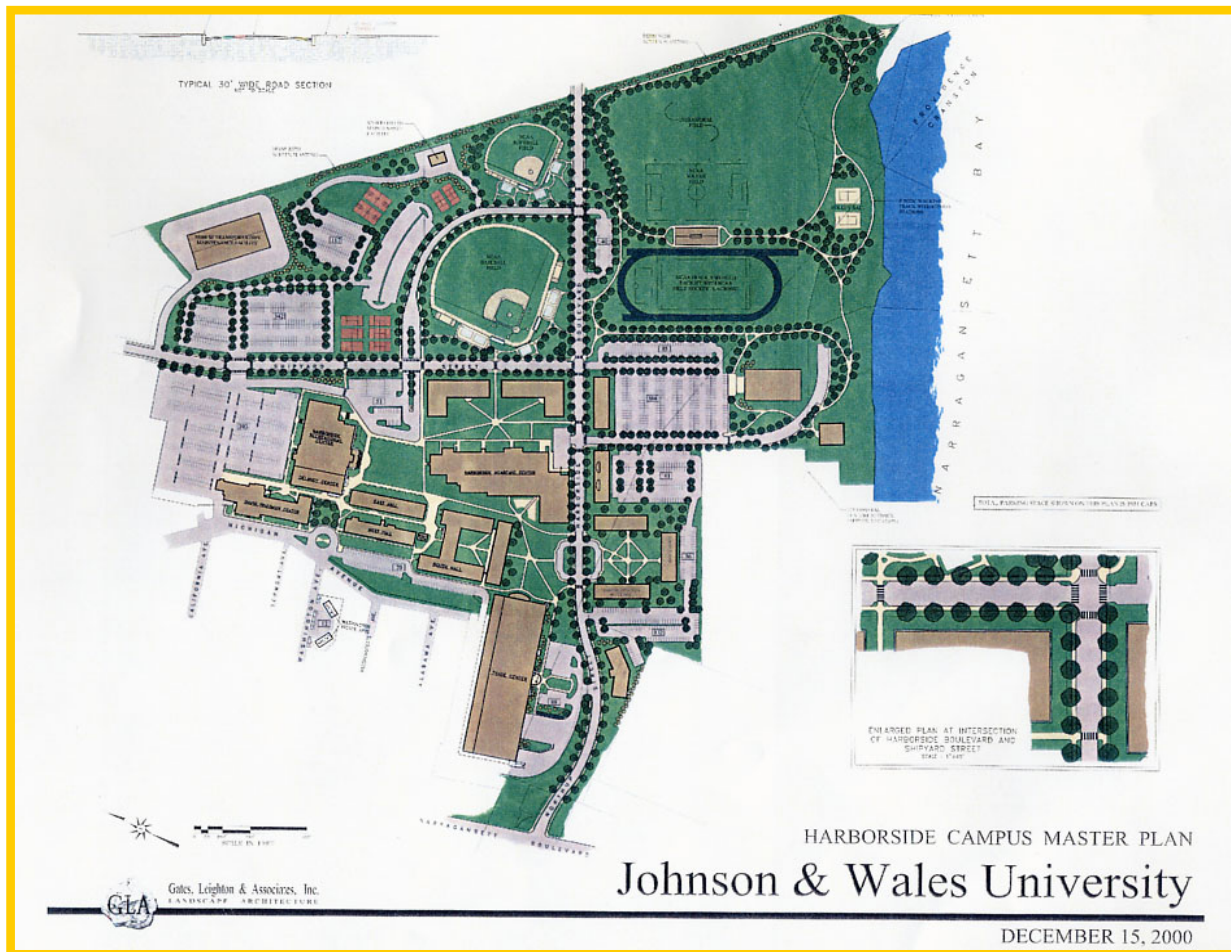
### PROJECT INFORMATION

Start:	Spring, 2004	Location:	812 Branch Avenue
Completion:	Winter, 2005	Project Description:	Renovation of building to house 44,600 square foot school and construction of new gym.
Investment:	\$9,100,000		
Developer:	City of Providence Public Building Authority		
Contact Person:	Alan Sepe Director of Public Property 401.421.2489 x300		



# Johnson & Wales University ○ Harborside Campus

## Washington Park



### PROJECT INFORMATION

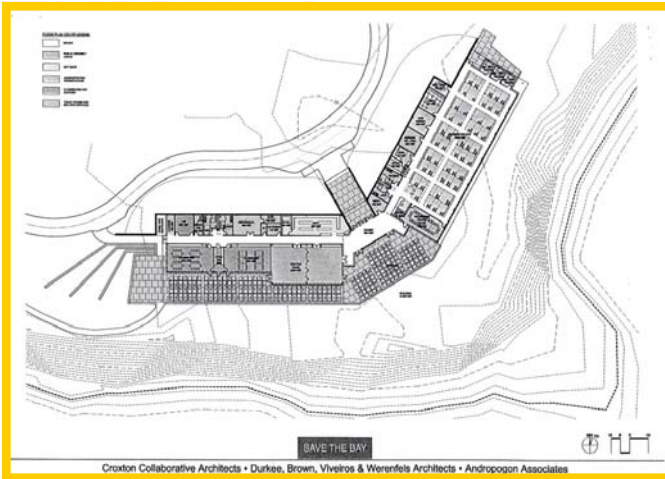
Start:	2001	Location:	Harborside Drive
Completion:	2008	Project Description:	Expansion of the Harborside campus from 20 acres to 106 acres on former industrial land. The expansion includes ballfields, jogging trails, intramural fields, four residence halls, bookstore, recreation & athletics center, open space, the College of Culinary Arts, and the Culinary Archives & Museum.
Investment:	\$7.5 Million		
Developer:	Johnson & Wales University (Providence, Rhode Island) <a href="http://www.jwu.edu">www.jwu.edu</a>		
Contact Person:	Christopher Placco, Facilities 401.598.4700		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.





# Save the Bay

## Washington Park



Above: Site Plan of New facility

Above Right: Photograph of New Facility

Right: Location Map



### 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 .
Investment:	\$7 Million		2005 Phoenix Award for Excellence in Brownfield Redevelopment.
Developer:	Save the Bay Foundation (Providence, Rhode Island) <a href="http://www.savethebay.org">www.savethebay.org</a>		
Contact Person:	John Martin, Director of Marketing and Communications 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	Location:	Butler Avenue at Waterman Street
Completion:	Winter, 2005	Project Description:	Construction of a five-unit condominium building.
Investment:	\$2 Million		
Developer:	F&W Realty (Providence, Rhode Island)		
Contact Person:	Joe Furtado 683.8894		



# 1266 Westminster Street

West End



Above: Photograph of site

Right: Location Map



## PROJECT INFORMATION

Start:	Fall 2005	Location:	1266 Westminster Street
Completion:	Winter 2005	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		



# Armory

## West End



Above: Photograph of site

Right: Location Map



### 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)		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 <i>Underdog</i> .
Contact Person:	Bill Ferguson 401.222.6200		





# Louitt Laundry

West End



Above: Photograph of site

Right: Location Map



## PROJECT INFORMATION

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



## West End



*Above: Rendering of development*

*Above right: Photograph of site*

*Right: Location Map*

## PROJECT INFORMATION

Start: Fall 2003

**Location:** 304 Pearl Street at Broad Street

Completion: Spring 2006

**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.

Investment: \$20 Million

**Developer:** Armory Revival Company  
(Providence, Rhode Island)

Contact Person: Jan Brodie  
401.272.2720



# Potters Avenue School

West End



Above: Photograph of site

Right: Location Map



## PROJECT INFORMATION

Start:	2003	Location:	775 Potters Avenue
Completion:	2005	Project Description:	Conversion of former school building into 12 condominiums.
Investment:	\$800,000		
Developer:	Malcolm Badway/Ernest Ramey Providence, Rhode Island		
Contact Person:	Sara Abernathy Armory Revival Company 401.272.2720		





# Rau Fastener

## West End



Above: Rendering of proposed renovation

Above Right: Photograph of site

Right: Location Map

## PROJECT INFORMATION

Start:	2003	Location:	218 Dexter Street at Sprague Street
Completion:	Phase I completed Project Completed in 2007	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.
Investment:	\$14 Million		
Developer:	West Elmwood Housing Development Corporation (Providence, Rhode Island) <a href="http://www.westelmwood.org">www.westelmwood.org</a>		
Contact Person:	Sharon Canard Wells 401.453.3220		





# WBNA Design House

West End



Above: Photograph of renovated building

Right: Location Map



## PROJECT INFORMATION

Start:	2002	Location:	1192 Westminister 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) <a href="http://www.wbna.org">www.wbna.org</a>		
Contact Person:	Kari Lang 401.831.9344		

