

246 PRAIRIE AVE. REDEVELOPMENT WORKSHOP 2

November 12, 2024

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WORKSHOP 2 AGENDA

TALLER 2 - AGENDA

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

PROCESS AND GOALS

PROCESO Y OBJETIVOS

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

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PROJECT TEAM

EQUIPO DEL PROYECTO



Dwayne Keys
Community Facilitator
D Key Solutions



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Architecture & Design Consultant

COMMUNITY ADVISORY GROUP

GRUPO ASESOR COMUNITARIO

Beverly Ledbetter

Urban League of RI

Ron Crosson

South Prov. Neighborhood Association
& Resident

Harold Metts

Fmr State Senator & Resident

Ruben Ogando

Business Owner & Resident

Margaret DeVos

Southside Community Land Trust

Shane Lee

Nonviolence Institute

Silaphone Nhongvongsouthy

PVD Housing & Human Services

Madeline Burke

CCRI Liston Campus



WORKSHOP 1 RECAP

RESUMEN DEL TALLER 1

WORKSHOP 1 QUESTIONS

PREGUNTAS DEL TALLER 1

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



WORKSHOP 1 RECAP – PROCESS SUGGESTIONS

RESUMEN DEL TALLER 1 - SUGERENCIAS DE PROCESO

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



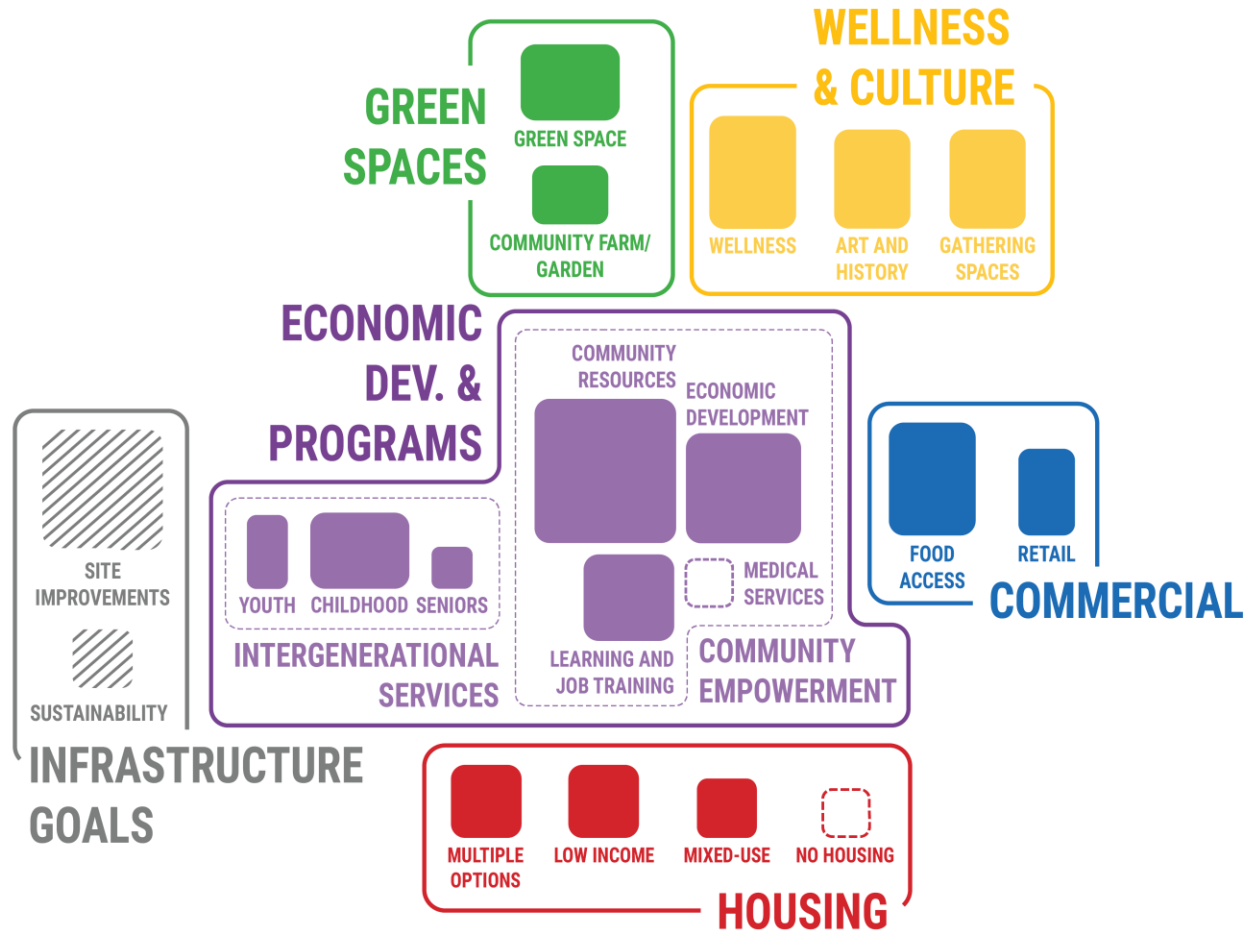
WORKSHOP 1 RECAP – COMMUNITY ASSETS

RESUMEN DEL TALLER 1 - BIENES COMUNITARIOS



WORKSHOP 1 – COMMUNITY WANTS & NEEDS

TALLER 1 - DESEOS Y NECESIDADES DE LA COMUNIDAD



HISTORY AND DEMOGRAPHICS

HISTORIA Y DATOS DEMOGRÁFICOS

SOUTHSIDE – NEIGHBORHOOD BUILDINGS

SOUTHSIDE - EDIFICIOS DEL VECINDARIO



Central High School



Bell Funeral Home



Southside Cultural Center



Community College Of Rhode Island (CCRI)



Davey Lopes Center



Old Temple Beth El

SOUTHSIDE – DEMOGRAPHICS

SOUTHSIDE – DATOS DEMOGRÁFICOS

1970

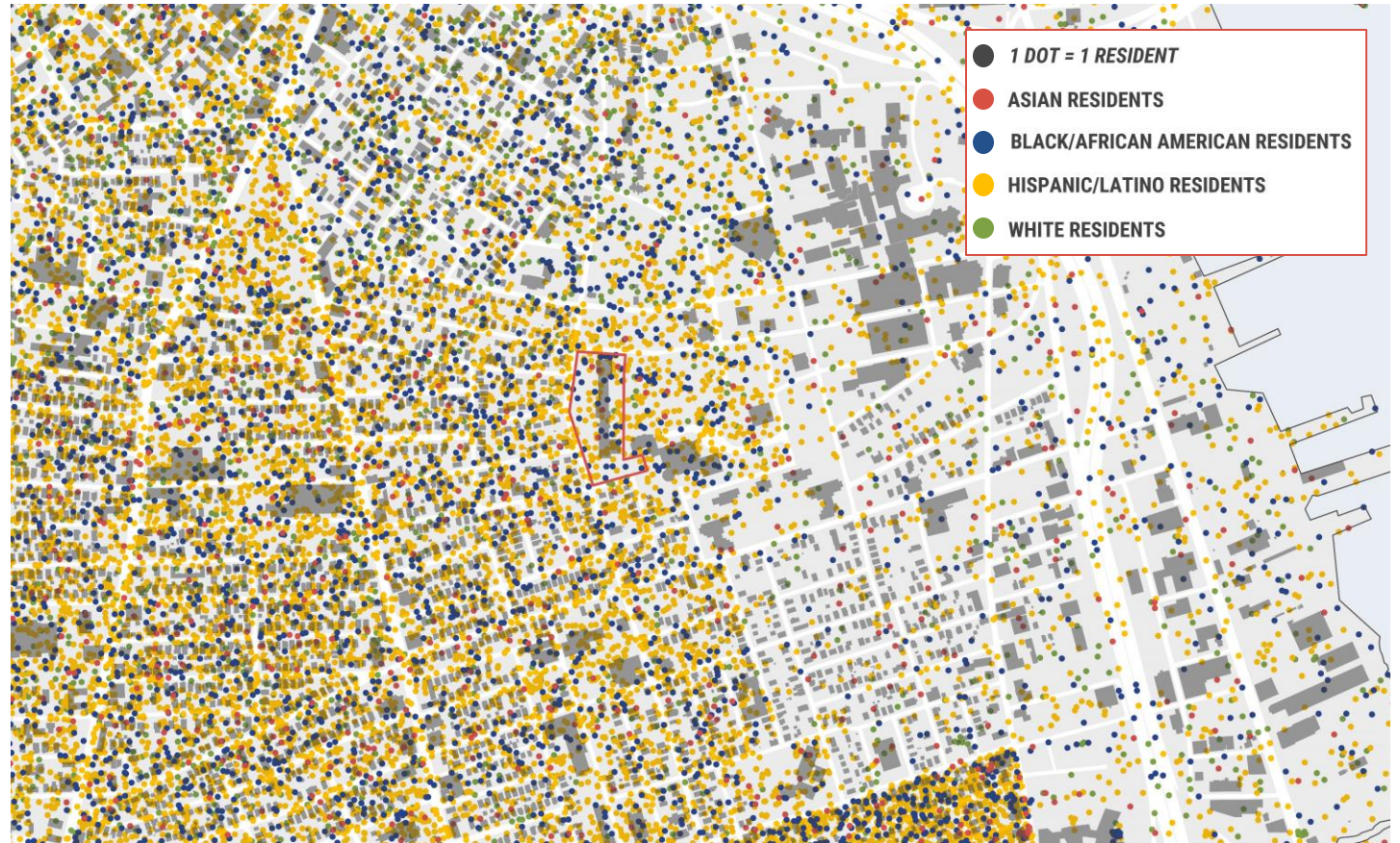
- White Population: 63%
- Non-White Population: 37%

2012

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

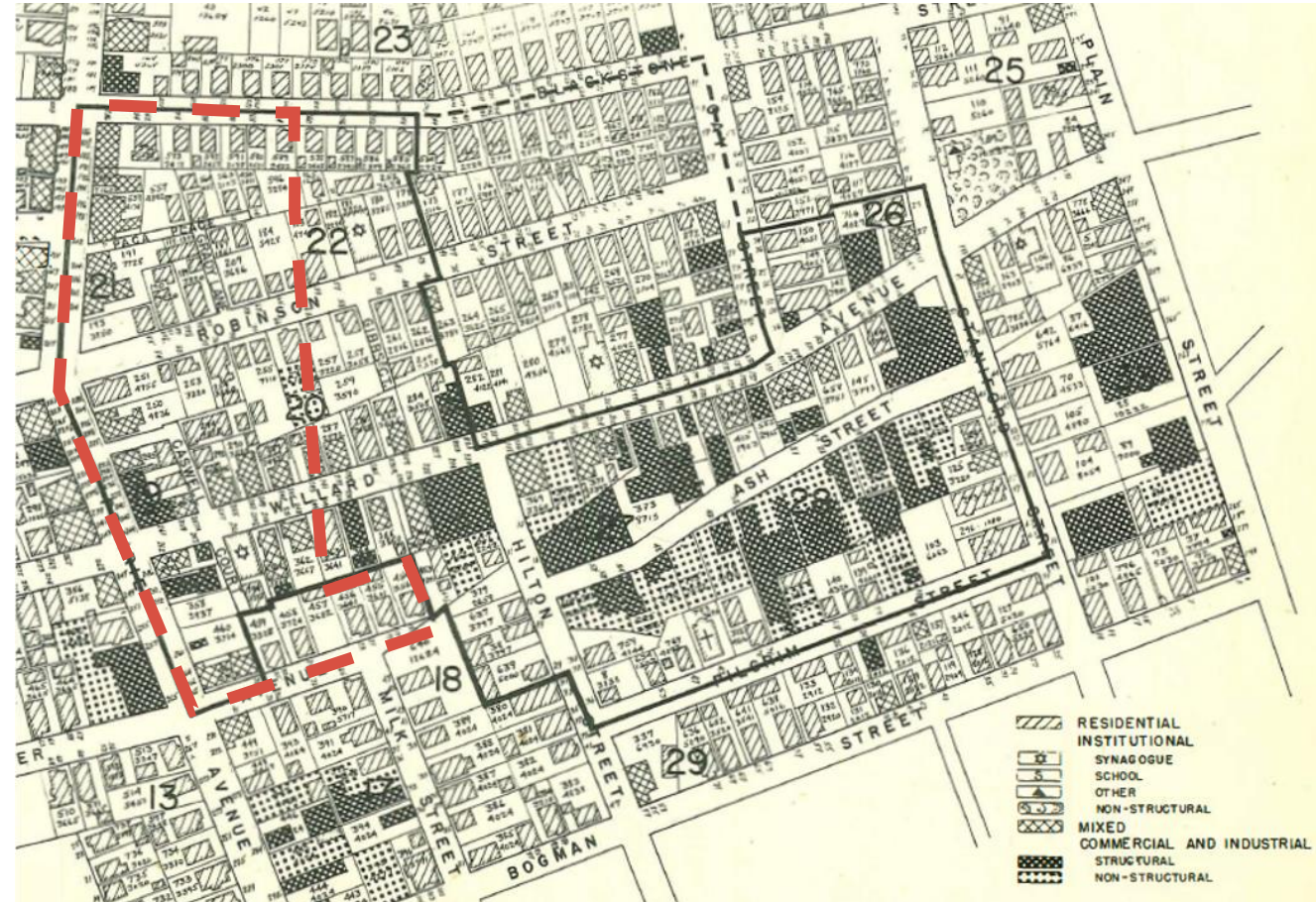
2020

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



SITE HISTORY PRE-1950

EL SITIO ANTES DE 1950



Roderick Taylor Background Research

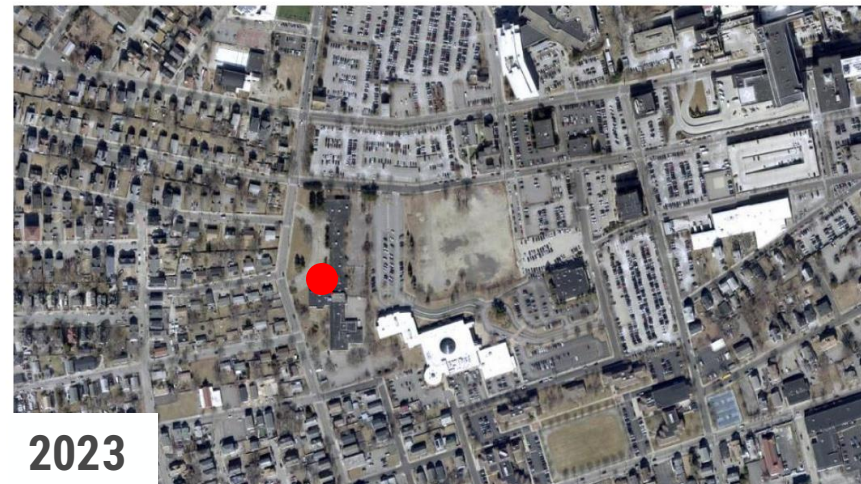
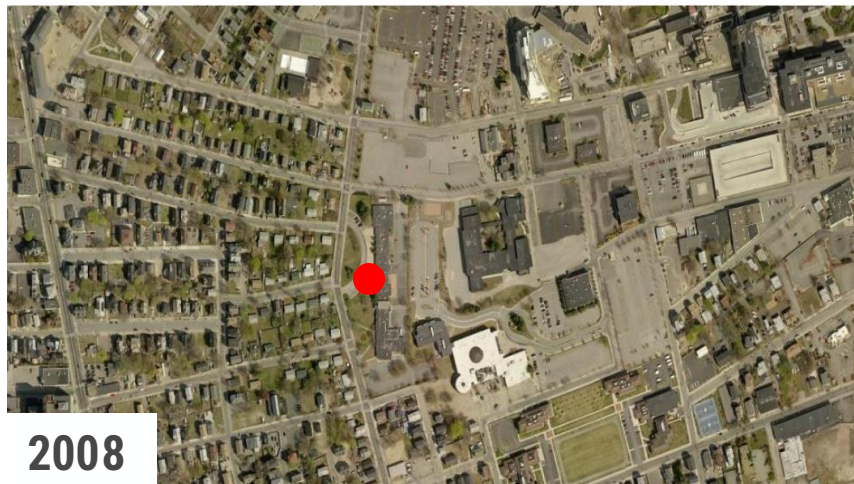
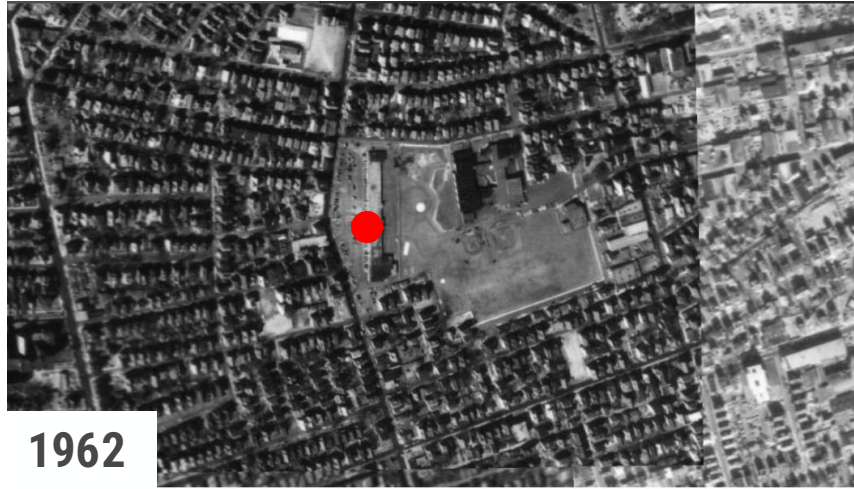


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SITE HISTORY OVER TIME

EL SITIO A TRAVES DEL TIEMPO



Uconn SRA Presentation
Background Research



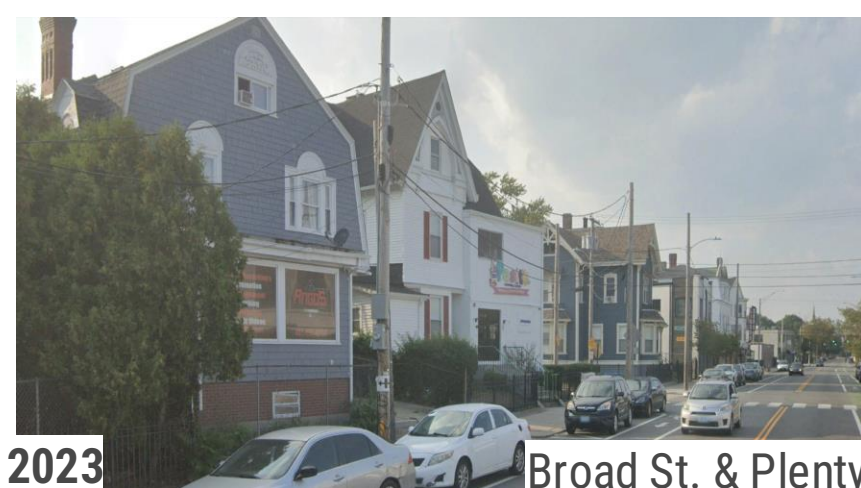
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SITE HISTORY OVER TIME

EL SITIO A TRAVES DEL TIEMPO



Providence
Redevelopment Authority
Google Maps

SITE HISTORY - URBAN LEAGUE OF RHODE ISLAND

EL SITIO – LA LIGA URBANA DE RHODE ISLAND



Boston Globe



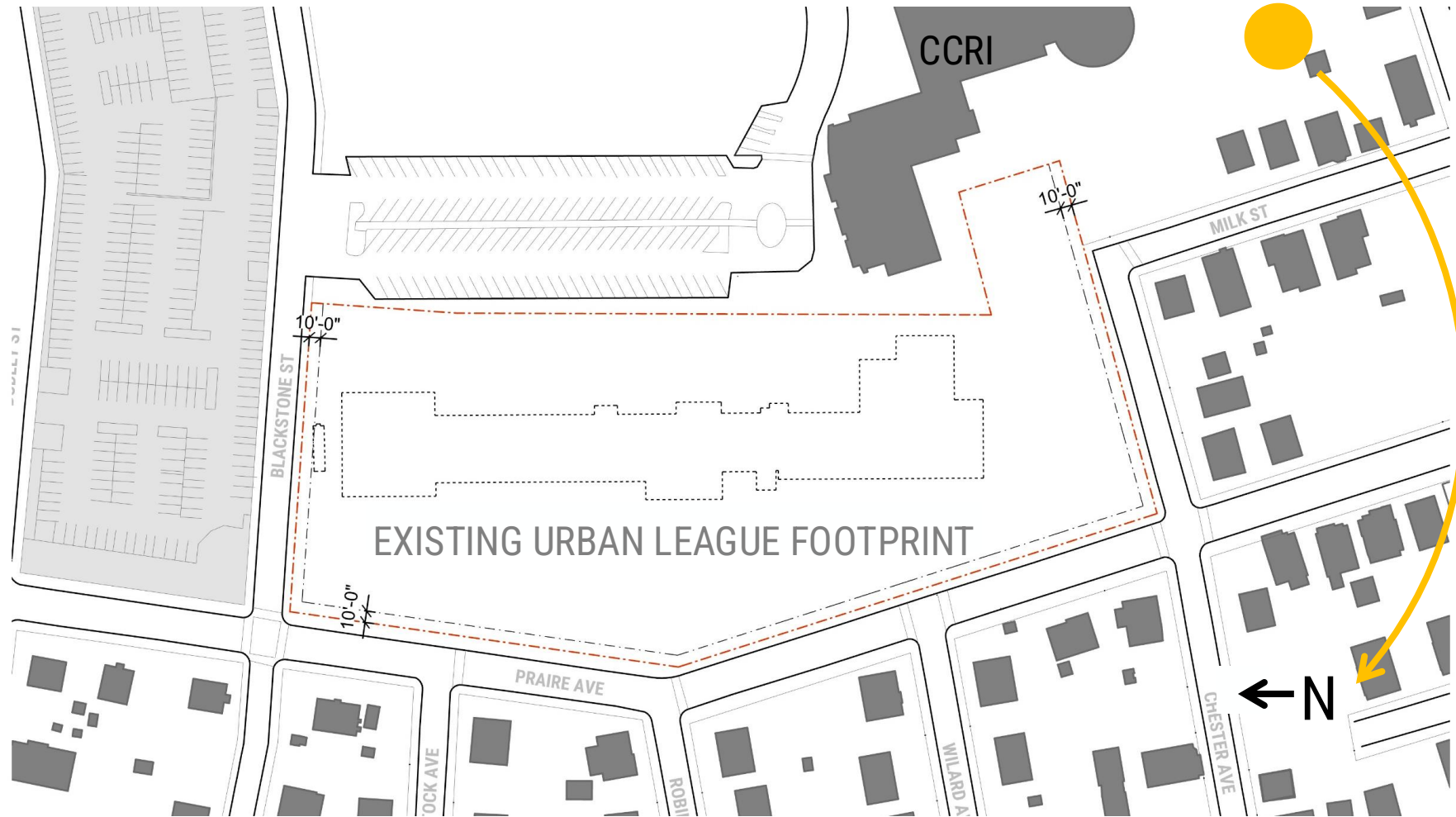
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SITE ANALYSIS

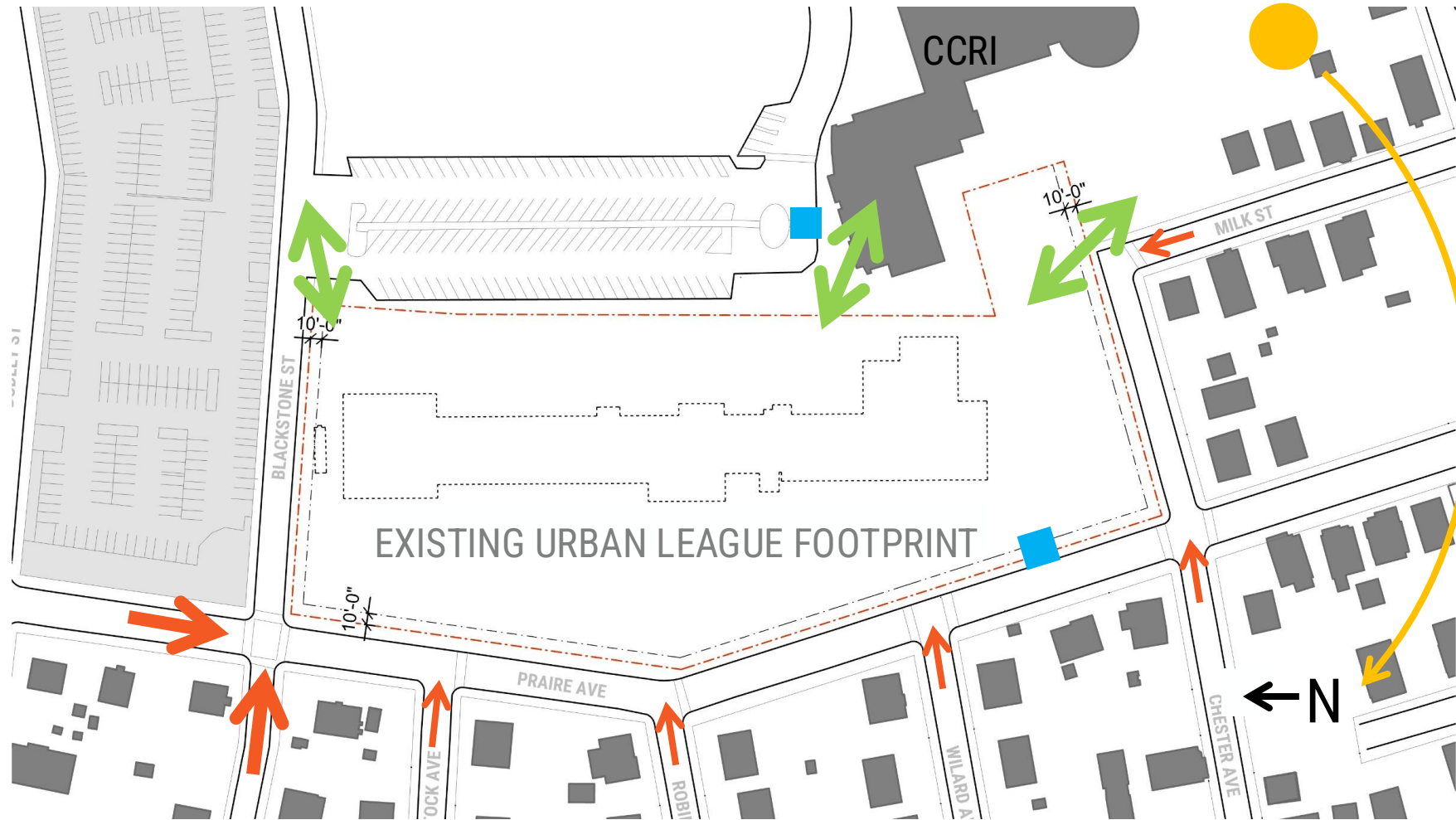
HOW SHOULD WE CONSIDER SUNLIGHT?

¿CÓMO DEBEMOS CONSIDERAR LA LUZ DEL SOL?

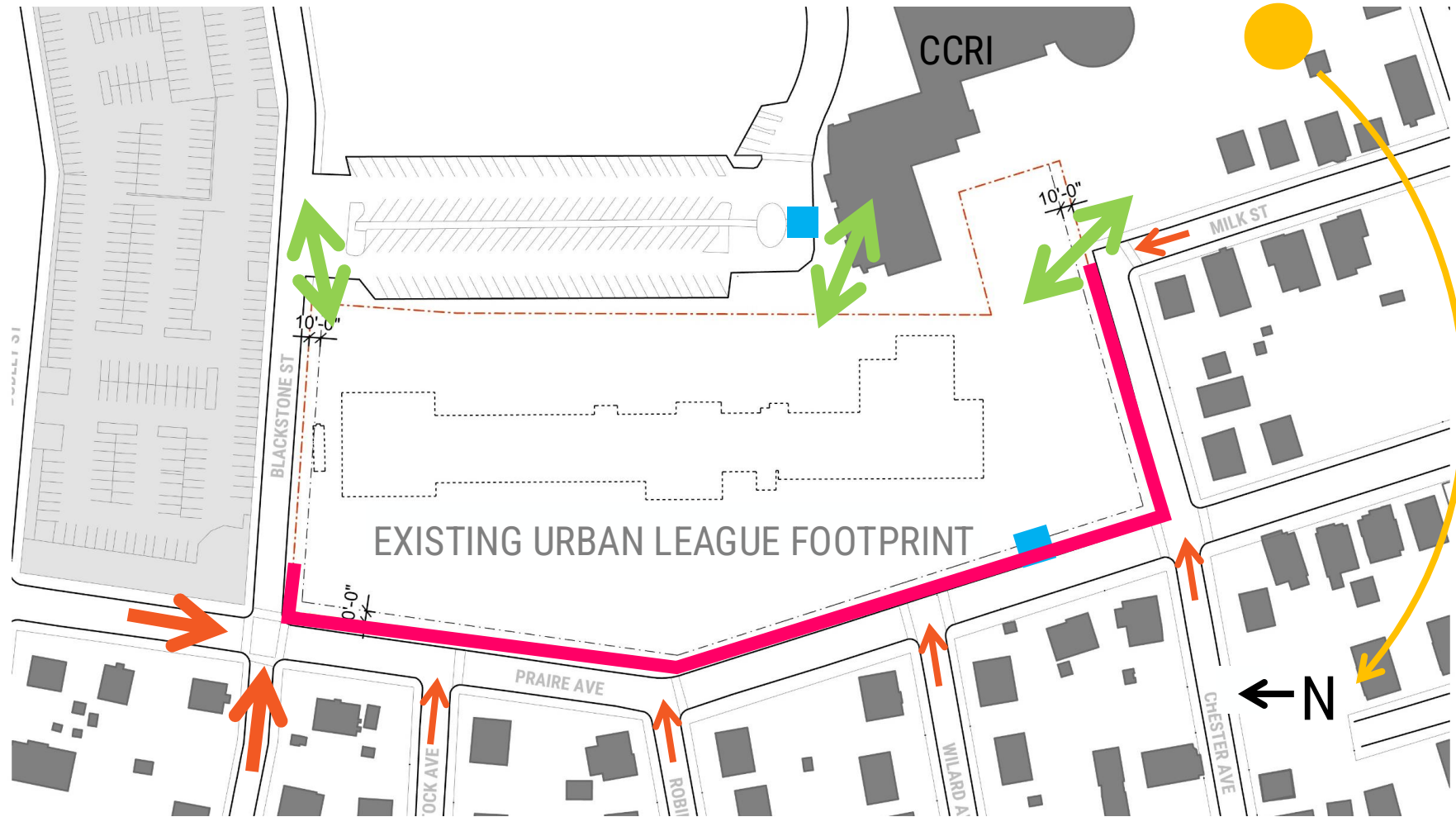


HOW SHOULD WE CONSIDER ACCESS?

¿CÓMO DEBEMOS CONSIDERAR EL ACCESO?



HOW DO WE CONSIDER CONNECTION TO PROPERTIES? ¿CÓMO CONSIDERAMOS LA CONEXIÓN CON EL VECINDARIO?



WORKSHOP 2 STATIONS

TALLER 2 - ESTACIONES

STATION 1 – SITE INFORMATION

ESTACIÓN 1 - INFORMACIÓN DEL SITIO

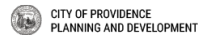
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SOUTH PROVIDENCE NEIGHBORHOOD COMUNIDAD DE SOUTH PROVIDENCE

ASSETS ACTIVOS	NEEDS NECESIDADES	WANTS DESEOS

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

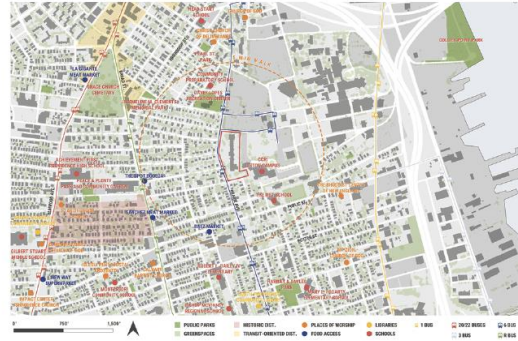
HOW CAN THIS PROCESS BEST ENGAGE OUR SOUTHSIDE COMMUNITY? ¿CÓMO PODEMOS INVOLUCRAR DE MEJOR MANERA A LA COMUNIDAD DURANTE ESTE PROCESO?



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SITE INFORMATION / INFORMACIÓN DEL SITIO



ZONING / ZONIFICACIÓN

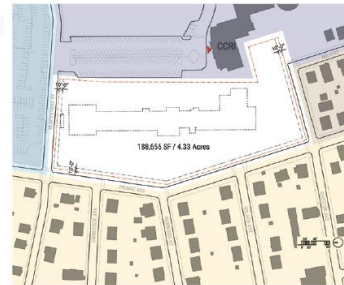
What is Zoning?
Zoning refers to local laws and regulations that govern how a property can and cannot be used.

Allowable Uses (C-3 Designation):
"C-3 Heavy Commercial District" zoning allows for larger scale commercial, housing, and mixed uses on the 246 Prairie site.

Allowable Height:
No height limits.

Setbacks:
Front, Side and Rear Setbacks: 10 feet

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



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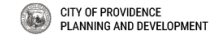
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ADDITIONAL FEEDBACK / COMENTARIOS ADICIONALES

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

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

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



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STATION 2 – ECONOMIC DEVELOPMENT & PROGRAMS

ESTACIÓN 2 - DESARROLLO ECONÓMICO Y PROGRAMAS

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ECONOMIC DEVELOPMENT & PROGRAMS DESARROLLO ECONÓMICO Y PROGRAMAS

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

ECONOMIC DEVELOPMENT / DESARROLLO ECONÓMICO



Credit Union



Business Incubator

What we heard...

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

COMMUNITY RESOURCES / RECURSOS PARA LA COMUNIDAD



Service and Information Hub



Resources

What we heard...

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

LEARNING & JOB TRAINING / CAPACITACIÓN LABORAL



Expanding Educational Programs/CCRI



Workforce Development

What we heard...

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

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ECONOMIC DEVELOPMENT & PROGRAMS COMMUNITY EMPOWERMENT EMPODERAMIENTO COMUNITARIO

ECONOMIC DEVELOPMENT / DESARROLLO ECONÓMICO

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

COMMUNITY RESOURCE / RECURSOS PARA LA COMUNIDAD

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

LEARNING & JOB TRAINING / CAPACITACIÓN LABORAL

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

STATION 2 – ECONOMIC DEVELOPMENT & PROGRAMS

ESTACIÓN 2 - DESARROLLO ECONÓMICO Y PROGRAMAS

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ECONOMIC DEVELOPMENT & PROGRAMS

DESARROLLO ECONÓMICO Y PROGRAMAS

What we heard...

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

CHILDHOOD PROGRAMS / PROGRAMAS PARA LA NIÑEZ



Day Care



Support for Children / Afterschool Programs

YOUTH PROGRAMS / PROGRAMAS PARA LOS JÓVENES



Youth Services



Youth Empowerment Programs

SERVICES FOR SENIORS / SERVICIOS A ADULTOS MAYORES



Services for Seniors



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ECONOMIC DEVELOPMENT & PROGRAMS

INTERGENERATIONAL SERVICES / SERVICIOS INTERGENERACIONALES

CHILDHOOD PROGRAMS / PROGRAMAS PARA LA NIÑEZ


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

YOUTH PROGRAMS / PROGRAMAS PARA LOS JÓVENES


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

SERVICES FOR SENIORS / PARA ADULTOS MAYORES

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



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STATION 3 – WELLNESS & CULTURE

ESTACIÓN 3 – BIENESTAR Y CULTURA

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WELLNESS AND CULTURE BIENESTAR Y CULTURA


What we heard...

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

WELLNESS / BIENESTAR



Meditation / Health



Physical Activity

GATHERING SPACES / ESPACIOS DE REUNIÓN



Large Events



Smaller Meetings & Classes



Seating Areas

ART AND HISTORY / HISTORIA Y ARTE



Art Displays



Display of Site History and Black History


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WELLNESS AND CULTURE BIENESTAR Y CULTURA

WELLNESS / BIENESTAR

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

GATHERING SPACES / ESPACIOS DE REUNIÓN

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

ART AND HISTORY / HISTORIA Y ARTE

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


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STATION 4 – HOUSING

ESTACIÓN 4 - VIVIENDA

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HOUSING / VIVIENDA

HOUSING MODELS / MODELOS DE VIVIENDA

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

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

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

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

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

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

TENURE / TENENCIA



• RENTAL

What we heard...

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

• HOMEOWNERSHIP / CONDOS

AFFORDABILITY / ASEQUIBILIDAD



• MARKET RATE

What we heard...

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

• AFFORDABLE

• MIXED INCOME

BUILDING TYPE / TIPO DE VIVIENDA



• MIXED USE

THINGS TO CONSIDER...

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

• MULTIFAMILY



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HOUSING / VIVIENDA

RENTAL / RENTA

WHY YES?
¿POR QUÉ SÍ?

WHY NOT?
¿POR QUÉ NO?

HOMEOWNERSHIP / PROPIEDAD

WHY YES?
¿POR QUÉ SÍ?

WHY NOT?
¿POR QUÉ NO?

MARKET RATE TASA DE MERCADO

WHY YES?
¿POR QUÉ SÍ?

WHY NOT?
¿POR QUÉ NO?

AFFORDABLE OR MIXED INCOME ASEQUIBLE O INGRESO MIXTO

WHY YES?
¿POR QUÉ SÍ?

WHY NOT?
¿POR QUÉ NO?

MIXED USE / USO MIXTO

WHY YES?
¿POR QUÉ SÍ?

WHY NOT?
¿POR QUÉ NO?

MULTIFAMILY / MULTIFAMILIAR

WHY YES?
¿POR QUÉ SÍ?

WHY NOT?
¿POR QUÉ NO?



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STATION 5 - GREEN SPACE

ESTACIÓN 5 - ÁREAS VERDES

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GREEN SPACE / ÁREAS VERDES

What we heard...

- Green space
- Green space
- Green! Trees!

- Green design and landscaping
- Community gardens
- Urban farms

COMMUNITY GARDEN : A shared space where a community can grow and maintain plants.
URBAN FARM : Planting and cultivating of fresh foods in a dense urban setting.

RECREATIONAL LAWNS / ESPACIO RECREATIVO EXTERIOR



Green Lawn Aerial View



Green Lawn Street View

PLAYGROUNDS / JUEGOS PARA NIÑOS



Children's Playground Aerial View



Children's Playground Street View

URBAN FARM & GARDEN / JARDÍN COMUNITARIO



Community Garden Aerial View



Community Garden Street View

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GREEN SPACE / ÁREAS VERDES

RECREATIONAL LAWN / ESPACIO RECREATIVO EXTERIOR

WHY YES? ¿POR QUÉ SÍ?

WHY YES? ¿POR QUÉ NO?

PLAYGROUNDS / JUEGOS PARA NIÑOS

WHY YES? ¿POR QUÉ SÍ?

WHY YES? ¿POR QUÉ NO?

URBAN FARM & GARDEN / JARDÍN COMUNITARIO

WHY YES? ¿POR QUÉ SÍ?

WHY YES? ¿POR QUÉ NO?

STATION 6 – COMMERCIAL – FOOD ACCESS

ESTACIÓN 6 - COMERCIO - ACCESO A LOS ALIMENTOS

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COMMERCIAL / COMERCIO

FOOD ACCESS / ACCESO A LOS ALIMENTOS

What we heard...

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

FARMER'S MARKET / MERCADO AL EXTERIOR



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

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

SUPERMARKET - Large-scale seller of foods and goods.

CONVENIENCE STORE / TIENDA SURTIDA PEQUEÑA



SMALL GROCER / MERCADO PEQUEÑO



SUPERMARKET / SUPERMERCADO PEQUEÑO



THINGS TO CONSIDER...
The larger the grocer, more space will be allocated for:

- loading docks
- curb cuts
- truck access
- parking

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COMMERCIAL / COMERCIO

FARMER'S MARKET MERCADO AL EXTERIOR		SMALL GROCER MERCADO PEQUEÑO	
WHY YES? ¿POR QUÉ SÍ?	WHY NOT? ¿POR QUÉ NO?	WHY YES? ¿POR QUÉ SÍ?	WHY NOT? ¿POR QUÉ NO?

CONVENIENCE STORE TIENDA SURTIDA PEQUEÑA		SUPERMARKET SUPERMERCADO	
WHY YES? ¿POR QUÉ SÍ?	WHY NOT? ¿POR QUÉ NO?	WHY YES? ¿POR QUÉ SÍ?	WHY NOT? ¿POR QUÉ NO?

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STATION 6 – COMMERCIAL – RETAIL & RESTAURANTS

ESTACIÓN 6 - COMERCIO - VENTA MINORISTA Y RESTAURANTES

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COMMERCIAL / COMERCIO

What we heard...

- Commerce
- Landmark
- Restaurants

GENERAL RETAIL - Business that sells a wide range of goods to the public for everyday use.
SPECIALTY RETAIL - Retail business that focuses on a specific product category or niche market.

GENERAL RETAIL / TIENDA DE VENTA MINORISTA



General Retail Exterior



General Retail Interior

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

- loading docks
- curb cuts
- truck access
- parking

SPECIALTY RETAIL / TIENDA ESPECIALIZADA



Specialty Retail Exterior



Specialty Retail Interior

COFFEE SHOPS & RESTAURANTS CAFÉS Y RESTAURANTES



Coffee Shop Exterior



Restaurant Interior



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COMMERCIAL / COMERCIO

GENERAL RETAIL / TIENDA DE VENTA MINORISTA
WHY YES? ¿POR QUÉ SÍ? WHY YES? ¿POR QUÉ NO?

SPECIALTY RETAIL / TIENDA ESPECIALIZADA
WHY YES? ¿POR QUÉ SÍ? WHY YES? ¿POR QUÉ NO?

**COFFEE SHOPS & RESTAURANTS
CAFÉS Y RESTAURANTES**
WHY WHY YES? ¿POR QUÉ WHY YES? ¿POR QUÉ NO?



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NEXT STEPS

PRÓXIMOS PASOS

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