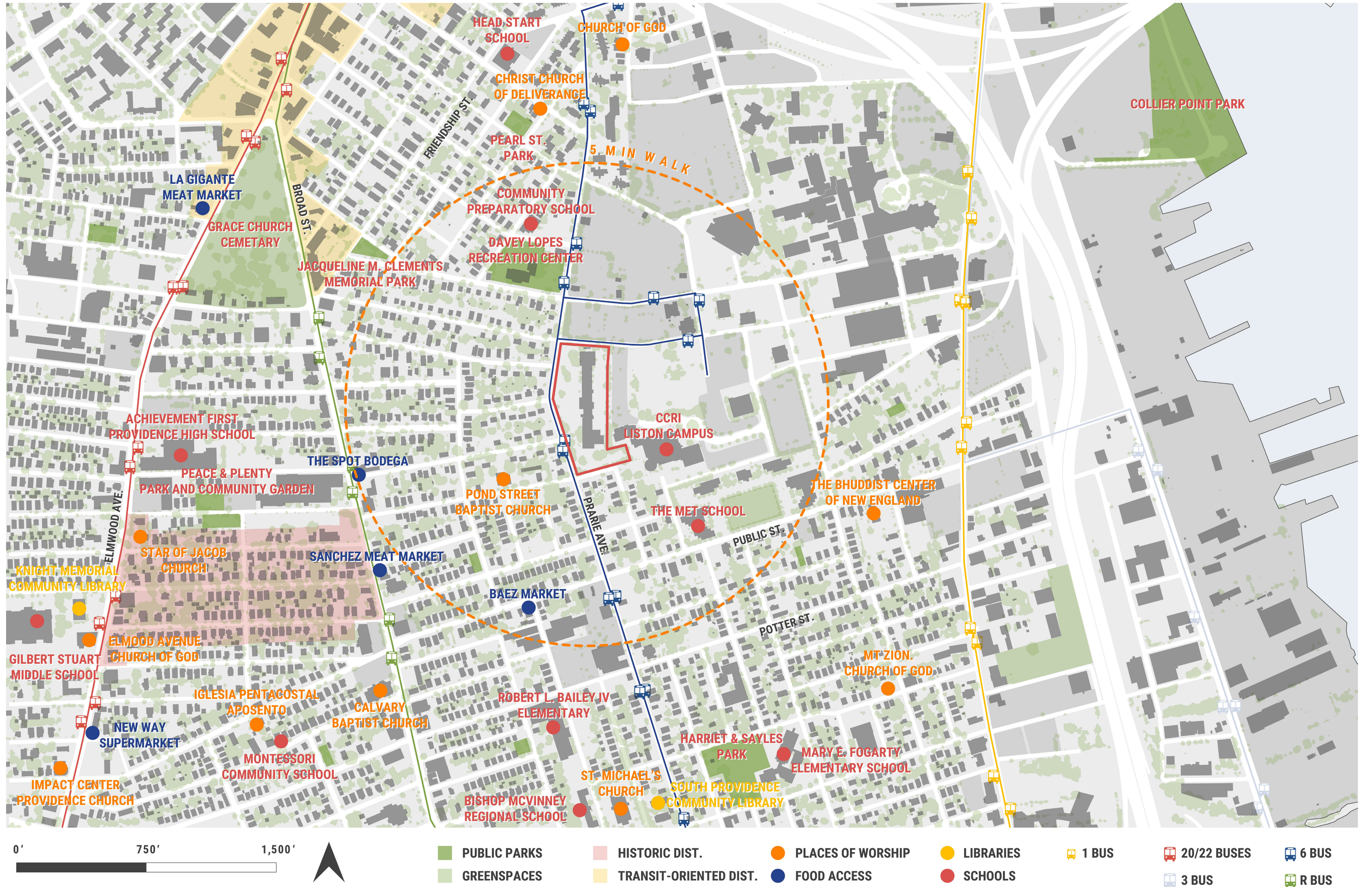




SITE INFORMATION / INFORMACIÓN DEL SITIO



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):

The C-3 Heavy Commercial District zoning allows for larger scale commercial, housing, and mixed uses on the 246 Prairie site. The City is open to revising the zoning of this property if it does not align with the community's vision.

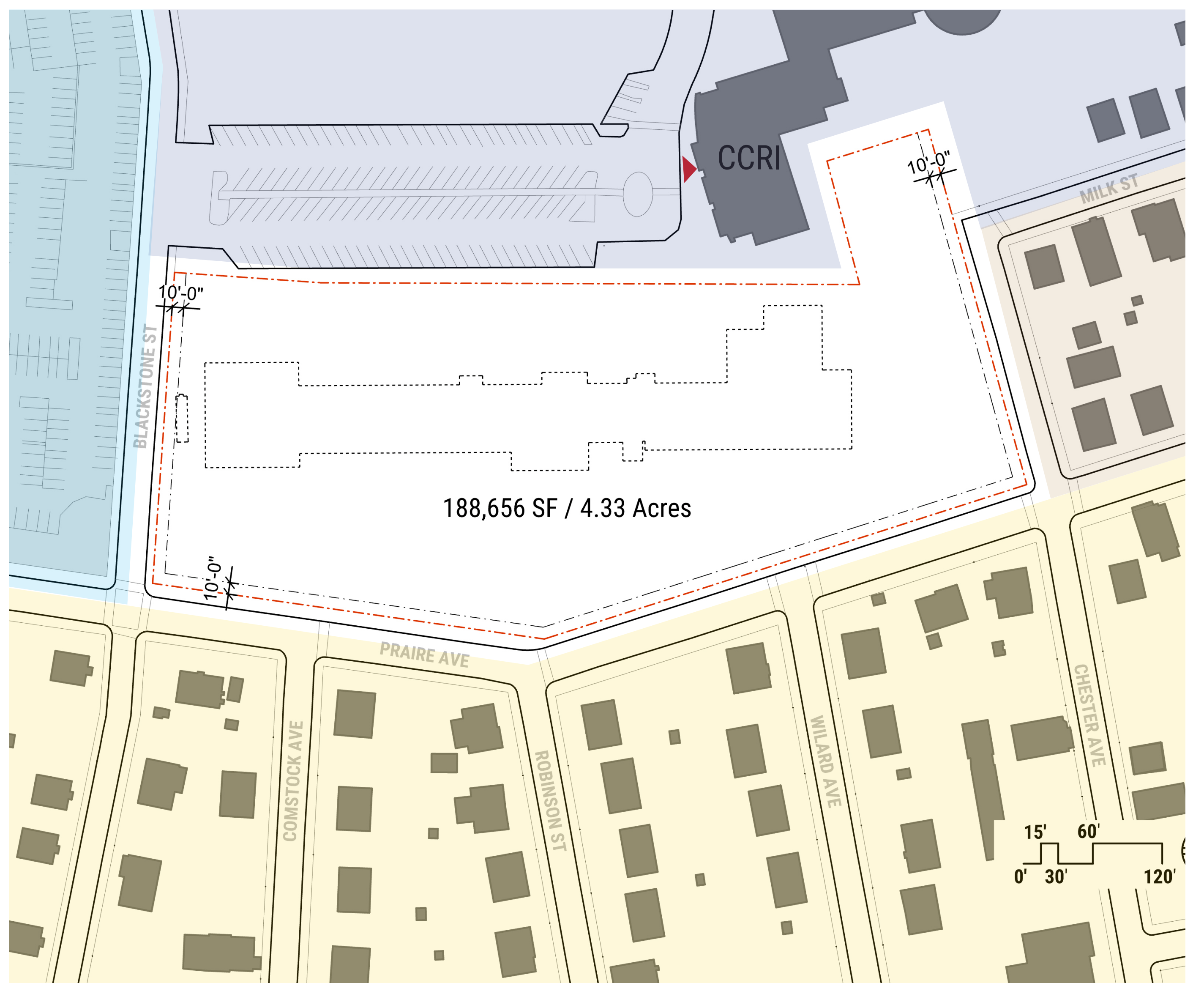
Allowable Height:

No minimum. Maximum is 50 feet, not to exceed four stories, with 'height bonuses' possible if a developer provides desirable amenities.

Setbacks:

Front, Side and Rear Setbacks: 10 feet

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





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?





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 DESEARIAS VER EN EL SITIO?**

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





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



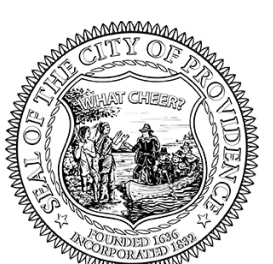
Expanding Educational Programs/CCRI



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





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?





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





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

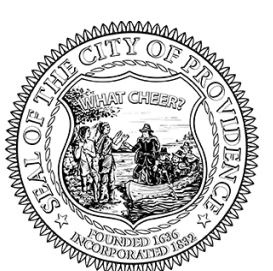
WHY YES? ¿POR QUÉ SÍ?

WHY NOT? ¿POR QUÉ NO?

SERVICES FOR SENIORS / PARA ADULTOS MAYORES

WHY YES? ¿POR QUÉ SÍ?

WHY NOT? ¿POR QUÉ NO?





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





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?





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



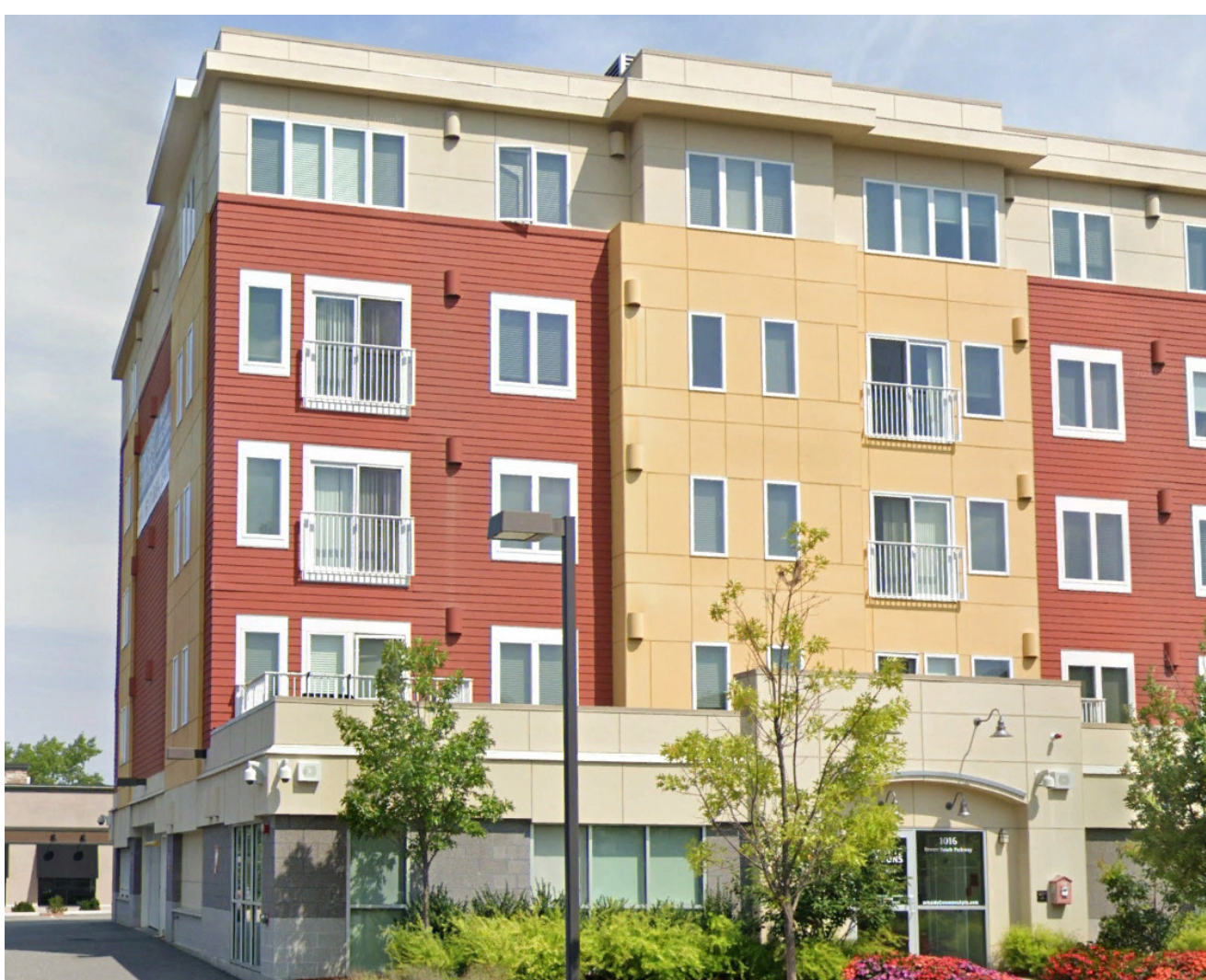
• **RENTAL**

• **HOMEOWNERSHIP / CONDOS**

What we heard...

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

AFFORDABILITY / ASEQUIBILIDAD



• **MARKET RATE**

• **AFFORDABLE**

• **MIXED INCOME**

What we heard...

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

BUILDING TYPE / TIPO DE VIVIENDA



• **MIXED USE**

• **MULTIFAMILY**

THINGS TO CONSIDER...

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





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?





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





GREEN SPACE / ÁREAS VERDES

RECREATIONAL LAWN / ESPACIO RECREATIVO EXTERIOR

WHY YES? ¿POR QUÉ SÍ?

WHY NOT? ¿POR QUÉ NO?

PLAYGROUNDS / JUEGOS PARA NIÑOS

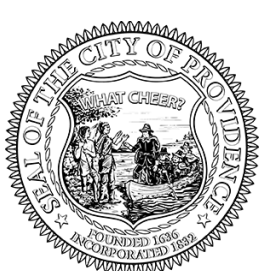
WHY YES? ¿POR QUÉ SÍ?

WHY NOT? ¿POR QUÉ NO?

URBAN FARM & GARDEN / JARDÍN COMUNITARIO

WHY YES? ¿POR QUÉ SÍ?

WHY NOT? ¿POR QUÉ NO?





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





COMMERCIAL / COMERCIO

What we heard...

- Commerce
- Laundromat
- 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

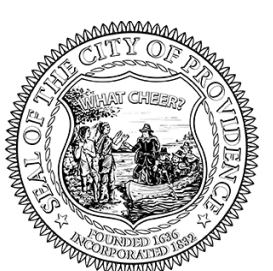
COFFEE SHOPS & RESTAURANTS CAFÉS Y RESTAURANTES



Coffee Shop Exterior



Restaurant Interior





COMMERCIAL / COMERCIO

FARMER'S MARKET MERCADO AL EXTERIOR

WHY YES?
¿POR QUÉ SÍ?

WHY NOT?
¿POR QUÉ NO?

SMALL GROCER MERCADO PEQUEÑO

WHY YES?
¿POR QUÉ SÍ?

WHY NOT?
¿POR QUÉ NO?

CONVENIENCE STORE TIENDA SURTIDA PEQUEÑA

WHY YES?
¿POR QUÉ SÍ?

WHY NOT?
¿POR QUÉ NO?

SUPERMARKET SUPERMERCADO

WHY YES?
¿POR QUÉ SÍ?

WHY NOT?
¿POR QUÉ NO?





COMMERCIAL / COMERCIO

GENERAL RETAIL / TIENDA DE VENTA MINORISTA

WHY YES? ¿POR QUÉ SÍ?

WHY NOT? ¿POR QUÉ NO?

SPECIALTY RETAIL / TIENDA ESPECIALIZADA

WHY YES? ¿POR QUÉ SÍ?

WHY NOT? ¿POR QUÉ NO?

COFFEE SHOPS & RESTAURANTS
CAFÉS Y RESTAURANTES

WHY YES? ¿POR QUÉ SÍ?

WHY NOT? ¿POR QUÉ NO?

