

246 PRAIRIE AVE REDEVELOPMENT WORKSHOP 3

December 10, 2024

STUDIO ENÉE architects



WORKSHOP 3 AGENDA

TALLER 3 - AGENDA

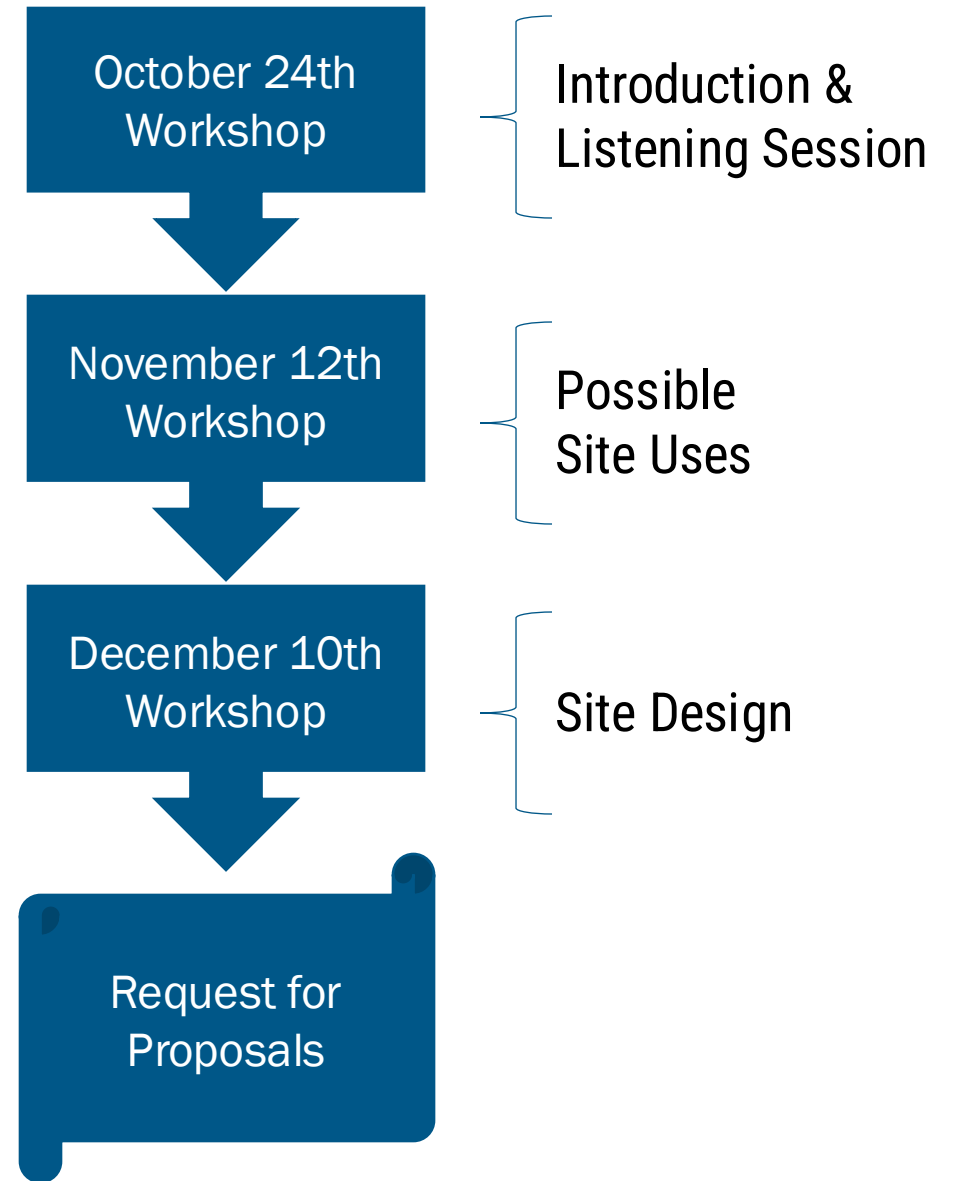
- Opening Remarks
- Process Overview
- 246 Prairie Ave History
- Workshop 1 and 2 Recap – *What We Heard*
- Workshop 3 - Uses & Site Analysis
- Site Design Breakout Activity



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**.



PROJECT TEAM

EQUIPO DEL PROYECTO



Dwayne Keys
Community Facilitator
D Key Solution



STUDIO ENÉE
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



246 PRAIRIE AVE HISTORY

HISTORIA DEL 246 PRAIRIE AVE

Senator Metts



Boston Globe



CITY OF PROVIDENCE

246 PRAIRIE AVE REDEVELOPMENT WORKSHOP #3 | 12/10/2024

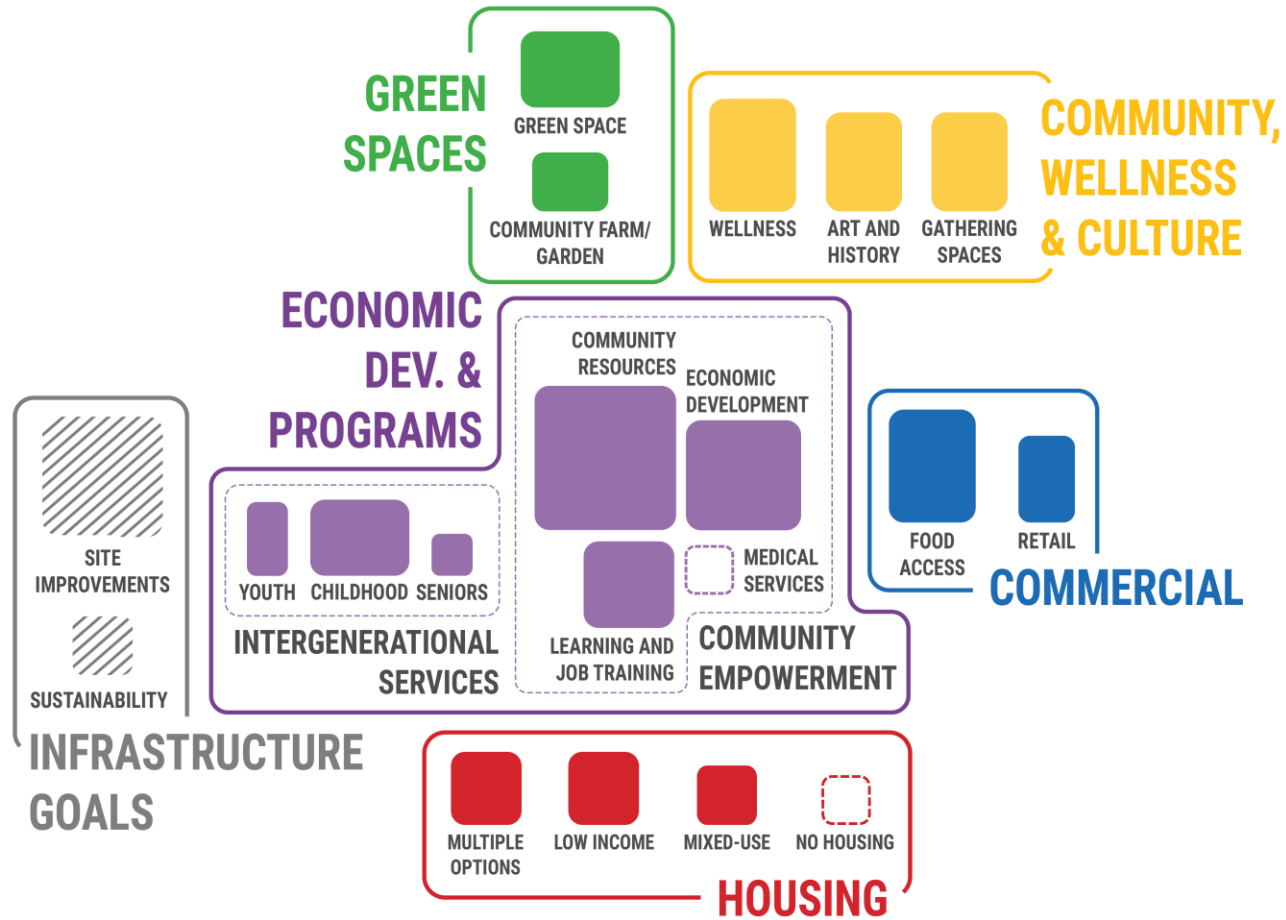
STUDIO ENÉE architects

WORKSHOPS 1 & 2 RECAP

RESUMEN DE LOS TALLERES 1 & 2

WORKSHOP 1 – COMMUNITY WANTS & NEEDS

TALLER 1 - DESEOS Y NECESIDADES DE LA COMUNIDAD



WORKSHOP 2 – COMMON THEMES WE HEARD

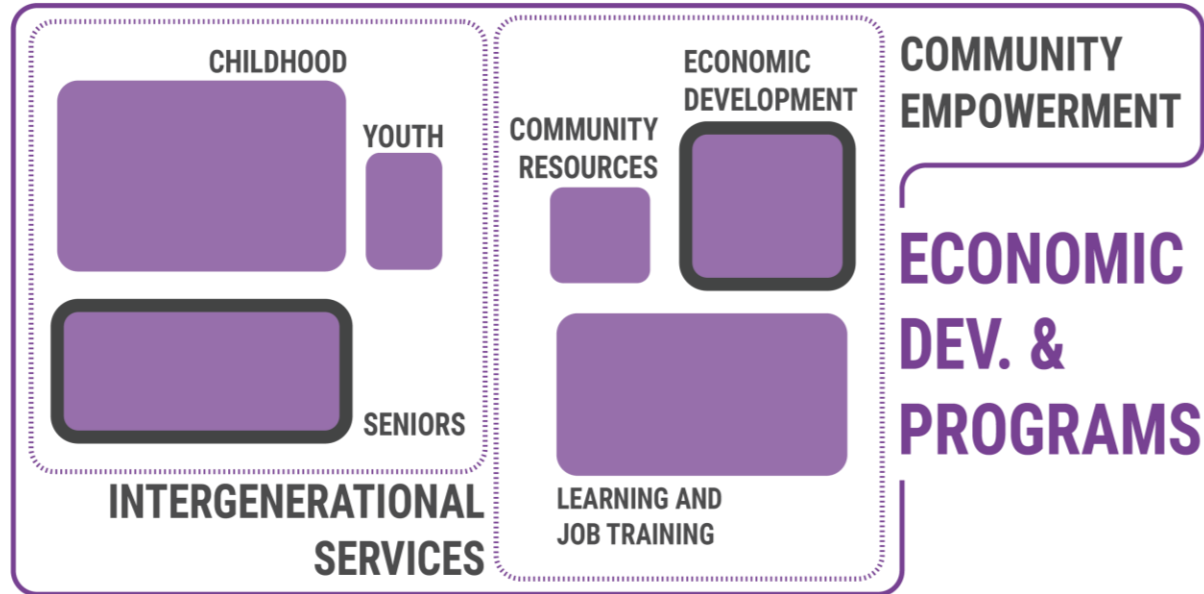
TALLER 2– Lo que escuchamos...

- **Economic Development Programs**
 - Employment opportunities, job training, intergenerational programs
- **Housing**
 - Mixed use, affordable/mixed income
- **Commercial:** Small grocery store, retail
- **Community, Wellness & Culture:**
 - Art, history, gathering space
- **Green Space**



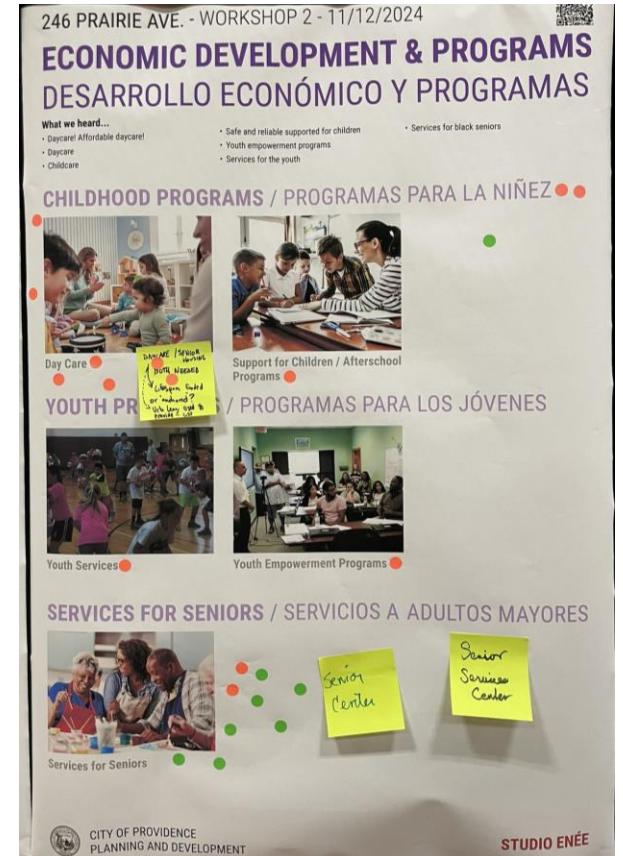
WORKSHOP 2 – DESIRED USES FOR THE SITE

TALLER 2 – USOS DESEADOS PARA EL SITIO



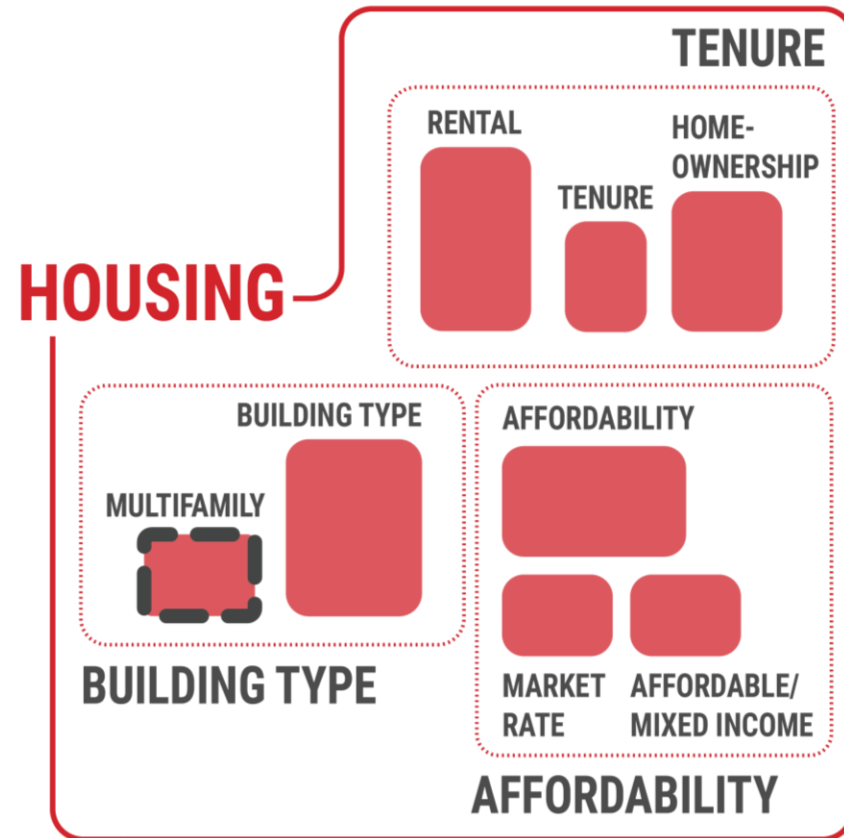
LEGEND

- SELECTIONS
- MOST COMMENTS IN FAVOR
- SECONDARY CATEGORY



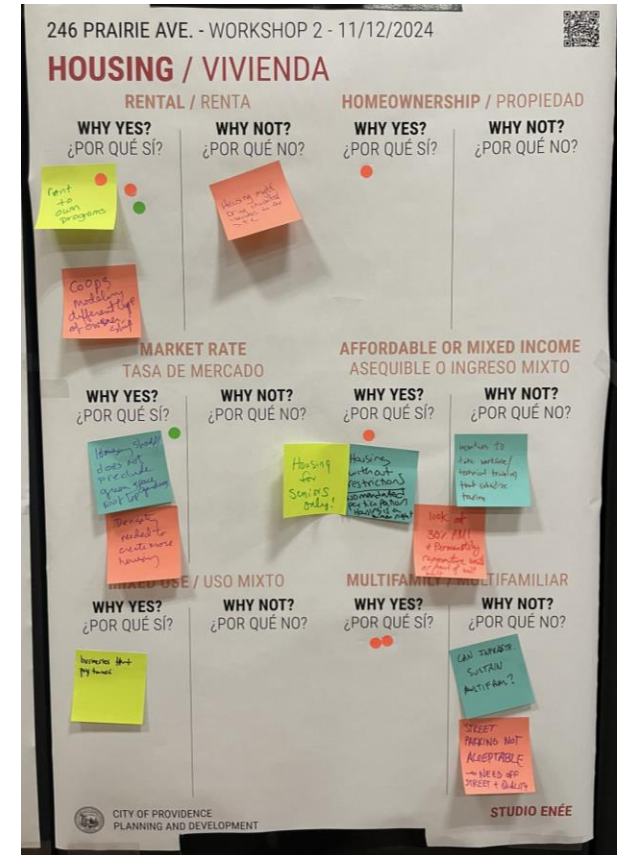
WORKSHOP 2 – DESIRED USES FOR THE SITE

TALLER 2 – USOS DESEADOS PARA EL SITIO



LEGEND






- SELECTIONS
- COMMENTS OF CONCERNS
- SECONDARY CATEGORY

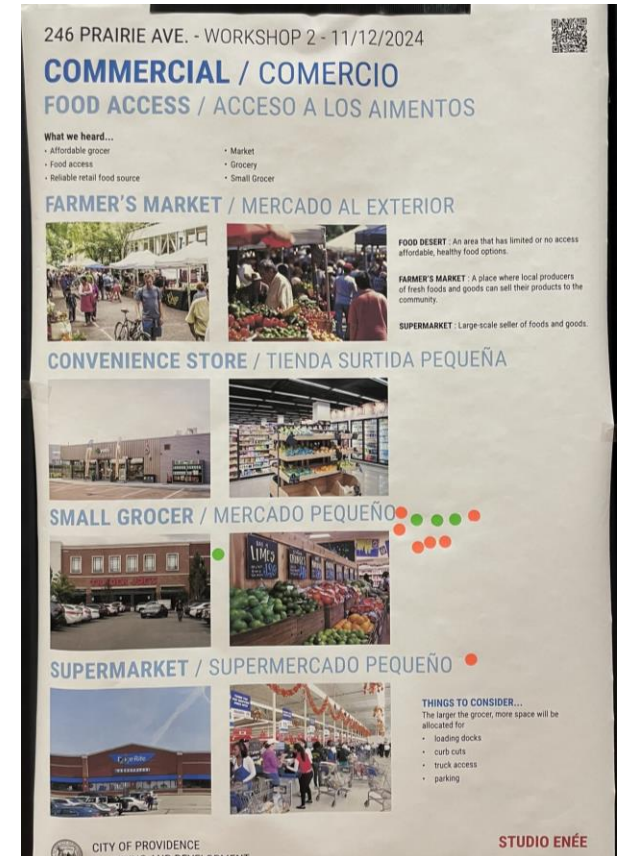
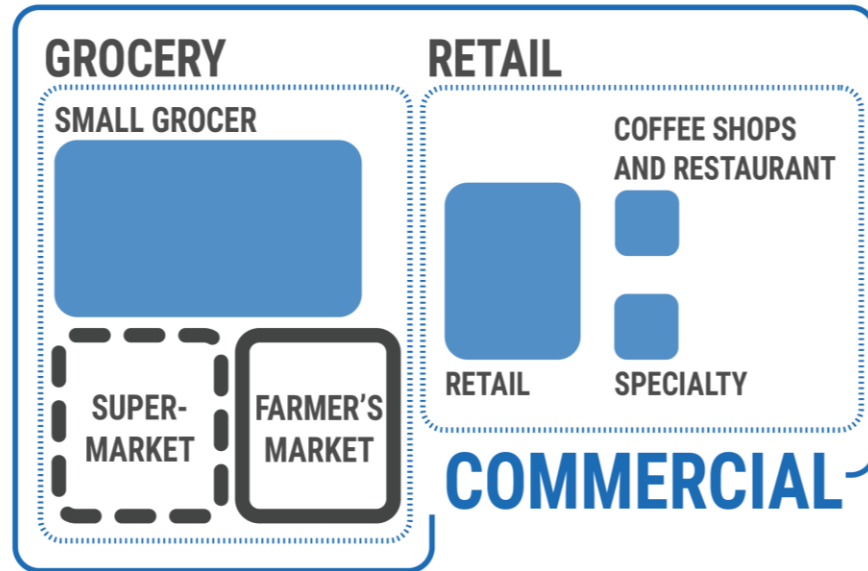


WORKSHOP 2 – DESIRED USES FOR THE SITE

TALLER 2 – USOS DESEADOS PARA EL SITIO

LEGEND

-  SELECTIONS
-  MOST COMMENTS IN FAVOR, NO VOTES
-  COMMENTS OF CONCERNS, NO VOTES
-  SECONDARY CATEGORY
-  CITY OF PROVIDENCE



WORKSHOP 2 – DESIRED USES FOR THE SITE

TALLER 2 – USOS DESEADOS PARA EL SITIO

COMMUNITY,
WELLNESS
& CULTURE



WELLNESS
& CULTURE



WELLNESS



ART AND
HISTORY



GATHERING
SPACES

LEGEND

 SELECTIONS

 MOST COMMENTS IN FAVOR

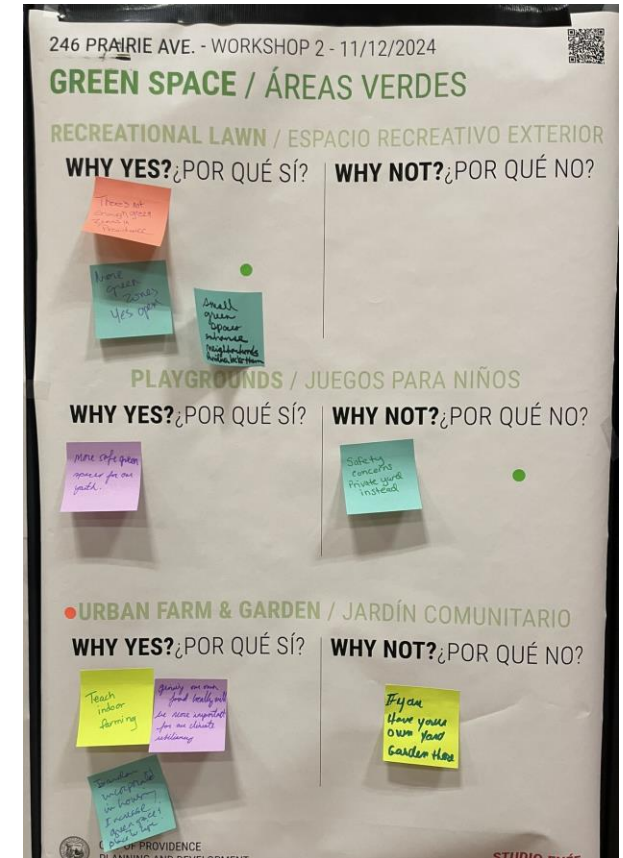


WORKSHOP 2 – DESIRED USES FOR THE SITE

TALLER 2 – USOS DESEADOS PARA EL SITIO

LEGEND

 SELECTIONS



WORKSHOP 3

TALLER 3



COMMUNITY INPUT GOALS

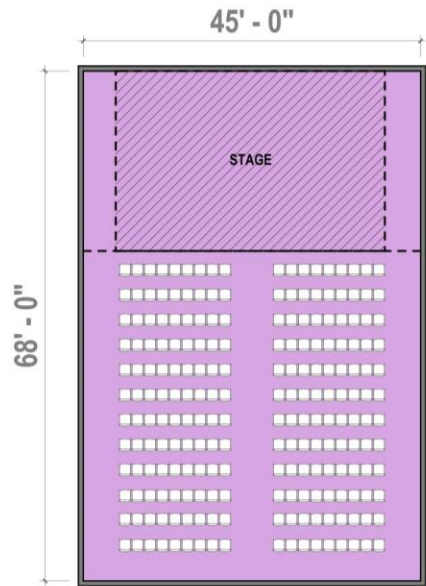
OBJETIVOS PARA INSUMO DE LA COMUNIDAD

- Site uses and location
- Street edge at Prairie Avenue
- Height of buildings
- Vehicular circulation
- Pedestrian circulation
- Green space
- Parking

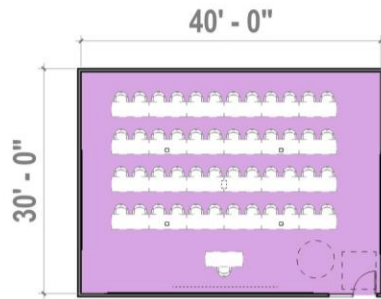
USES AND SIZES

ECONOMIC DEVELOPMENT & EDUCATIONAL PROGRAMS

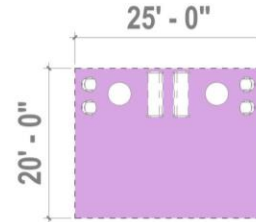
DESARROLLO ECONOMICO Y PROGRAMAS EDUCATIVOS



Multipurpose Room
(216 Ppl)
3000 SF



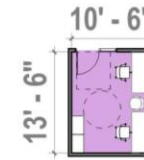
Large Classroom / Community Room
(50 Ppl)
1200 SF



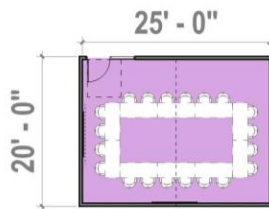
Lobby
(50 Ppl)
500 SF



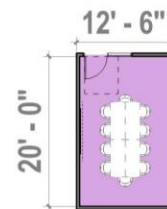
Food Service
(10 Ppl)
900 SF



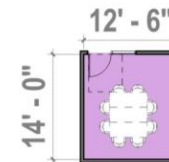
Single Office
140-180 SF



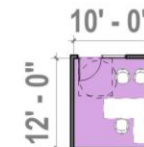
Large Conference Room
(20 Ppl)
500 SF



Mid Conference Room
(10 Ppl)
500 SF



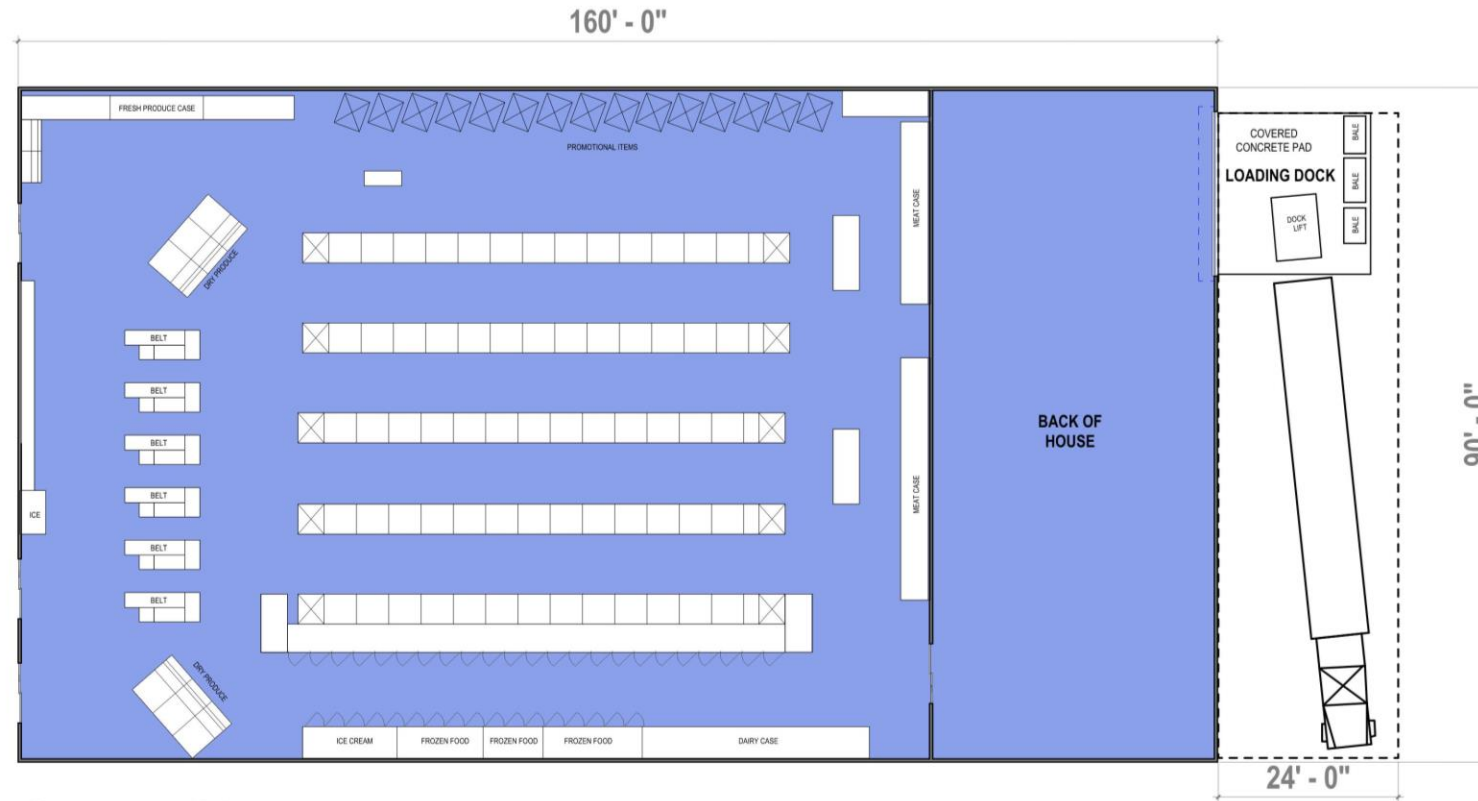
Small Conference Room
(8 Ppl)
150 SF



Single Office
140-180 SF

COMMERCIAL: SMALL/MEDIUM GROCERY STORE

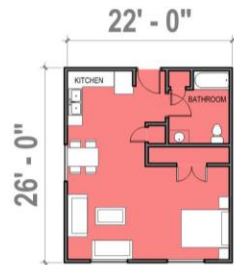
COMERCIO: TIENDA DE ABASTOS PEQUEÑA O MEDIANA



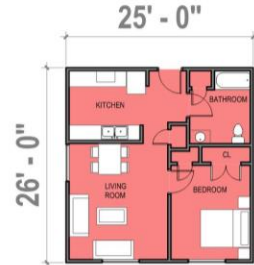
Grocery Store
14,000 SF

HOUSING, RETAIL, CAFÉ AND OFFICES

UNIDADES DE VIVIENDA, TIENDAS, CAFÉ Y OFICINAS



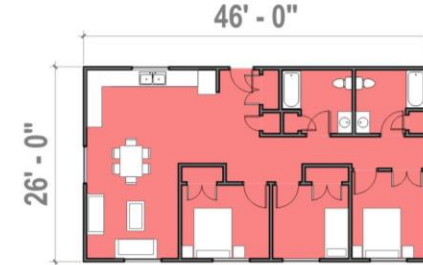
Studio Unit
400 - 600 SF



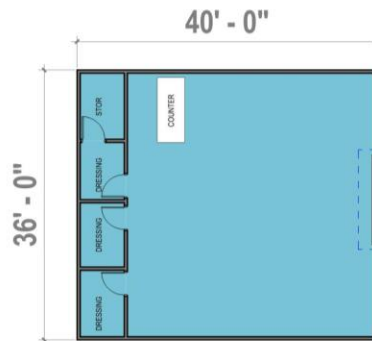
One-Bedroom Unit
600 - 800 SF



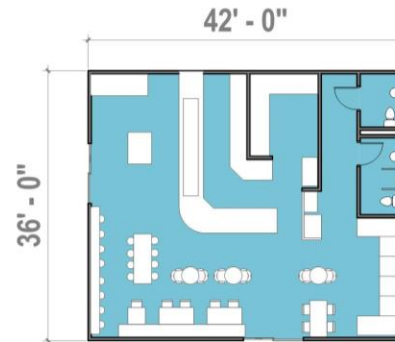
Two-Bedroom Unit
800 - 1000 SF



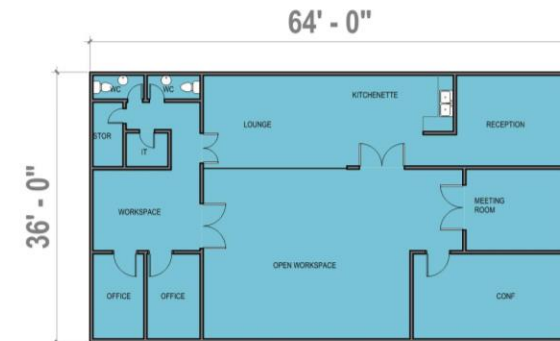
Three-Bedroom Unit
1200 -1400 SF



Retail Store
1300 SF



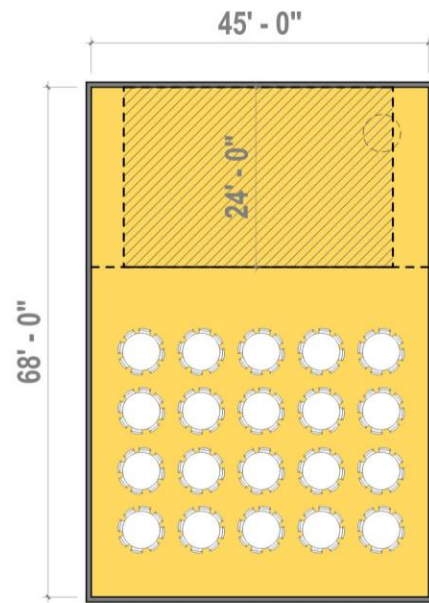
Cafe
1400 SF



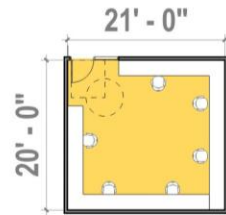
Office Suite
2200 SF

COMMUNITY, WELLNESS & CULTURE

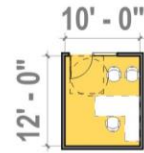
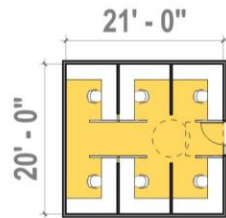
COMUNIDAD, BIENESTAR Y CULTURA



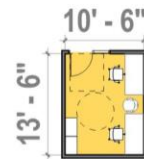
Multipurpose Room
(160 Ppl)
3000 SF



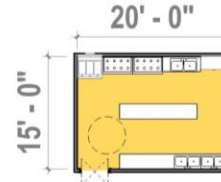
Shared Office
(6 Ppl)
420 SF



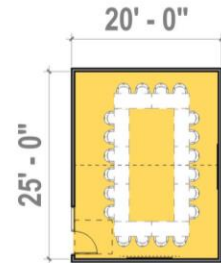
Single Office
140-180 SF



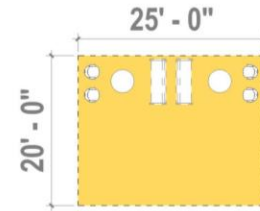
Shared Office
(2 Ppl)
140 SF



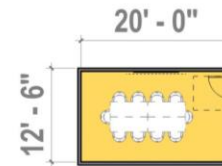
Catering Kitchen
300 SF



Large Conference Room
(20 Ppl)
500 SF



Lobby
500 SF



Mid Conference Room
(10 Ppl)
500 SF

SITE ANALYSIS

ANALISIS DEL SITIO

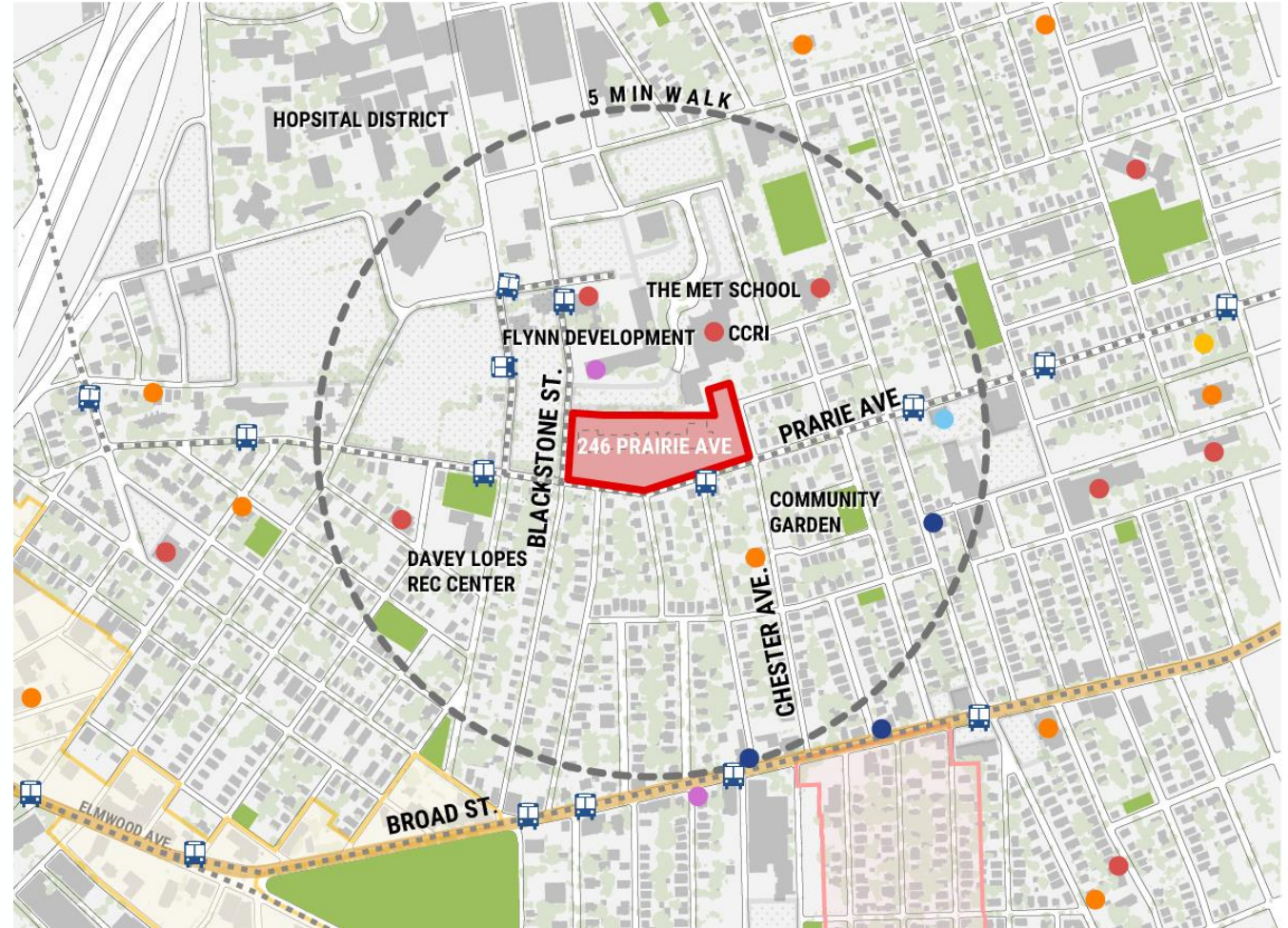


WHAT ARE SOME EXISTING ASSETS AROUND THE SITE?

¿CUÁLES SON ALGUNOS ACTIVOS QUE EXISTEN ALREDEDOR DEL SITIO?

LEGEND

- TRANSIT-ORIENTED DEVELOPMENT DIST.
- N. ELMWOOD HISTORIC DISTRICT
- CHILD CARE
- BANK
- SCHOOLS
- PLACES OF WORSHIP
- HEALTH
- LIBRARIES
- FOOD ACCESS
- P PARKING LOT
- GREENSPACES
- BUS ROUTE
- 🚌 BUS STOP
- BROAD ST. (COMMERCIAL STREET)

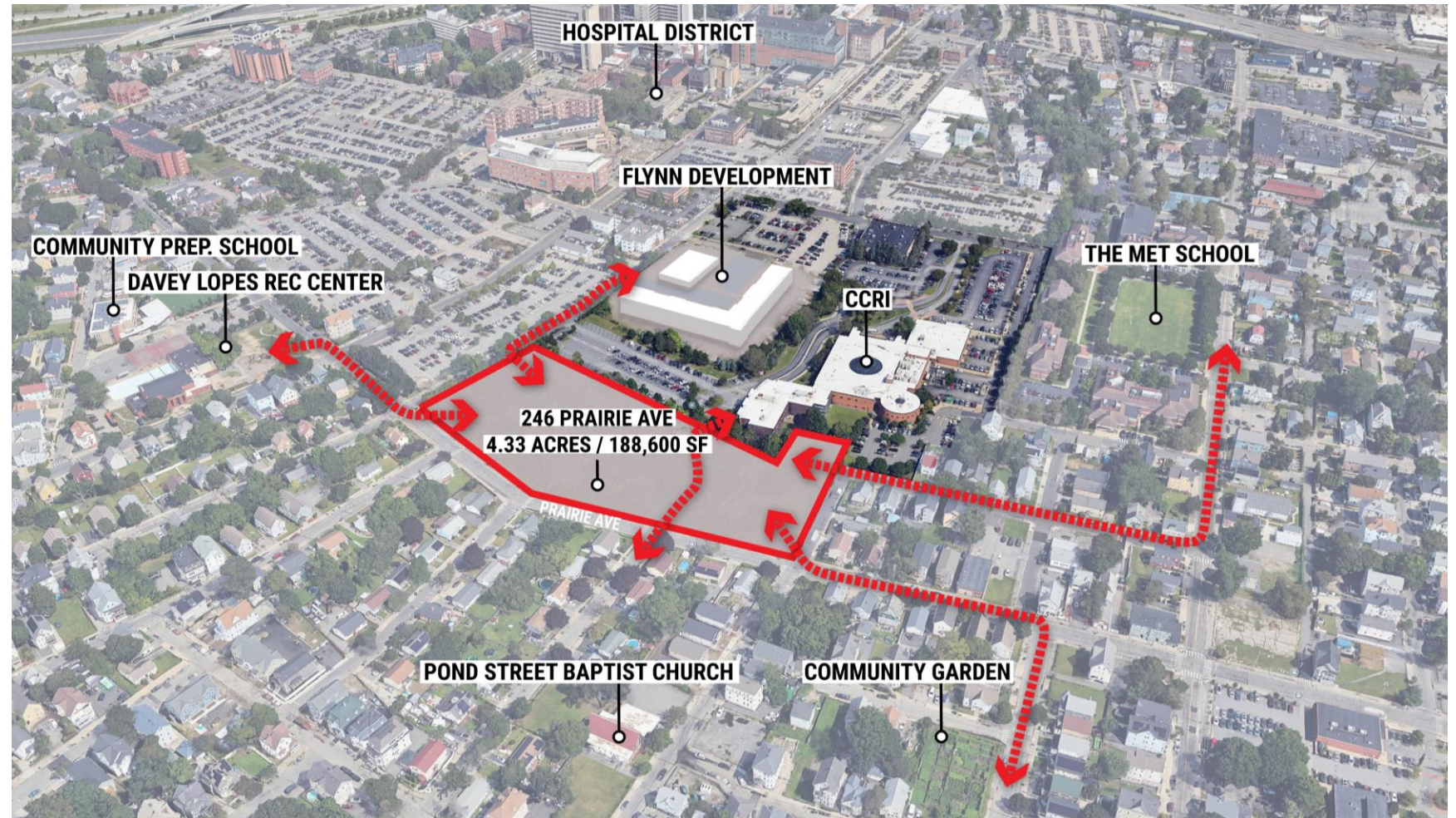


SITE CONNECTION TO COMMUNITY ASSETS

VISTA AÉREA DEL SITIO Y LOS ACTIVOS ALEDAÑOS

LEGEND

 AMENITY CONNECTIONS

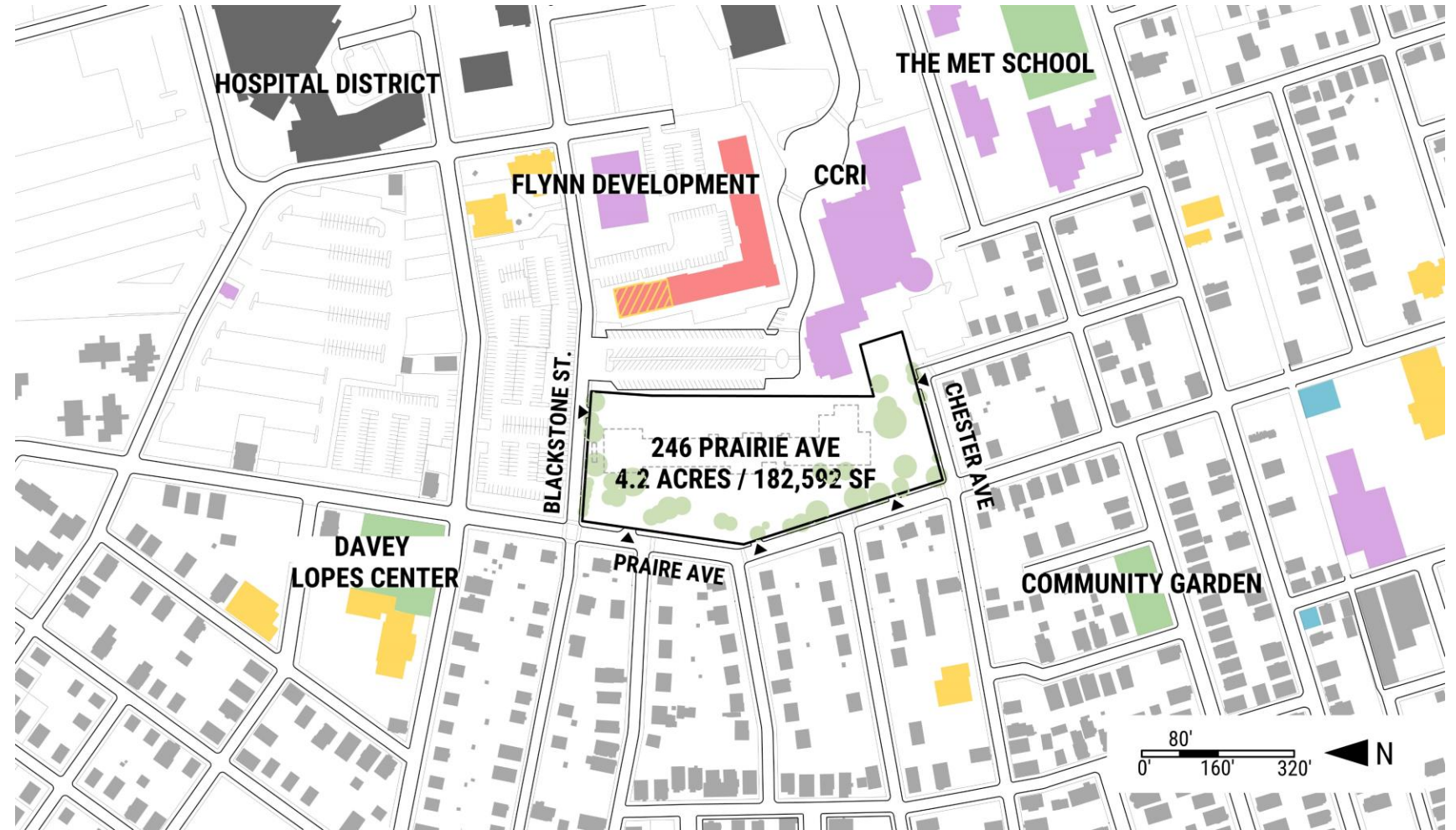


HOW DO WE CONSIDER CONNECTION TO THE SITE?

¿CÓMO CONSIDERAMOS LA CONEXIÓN CON EL SITIO?

LEGEND

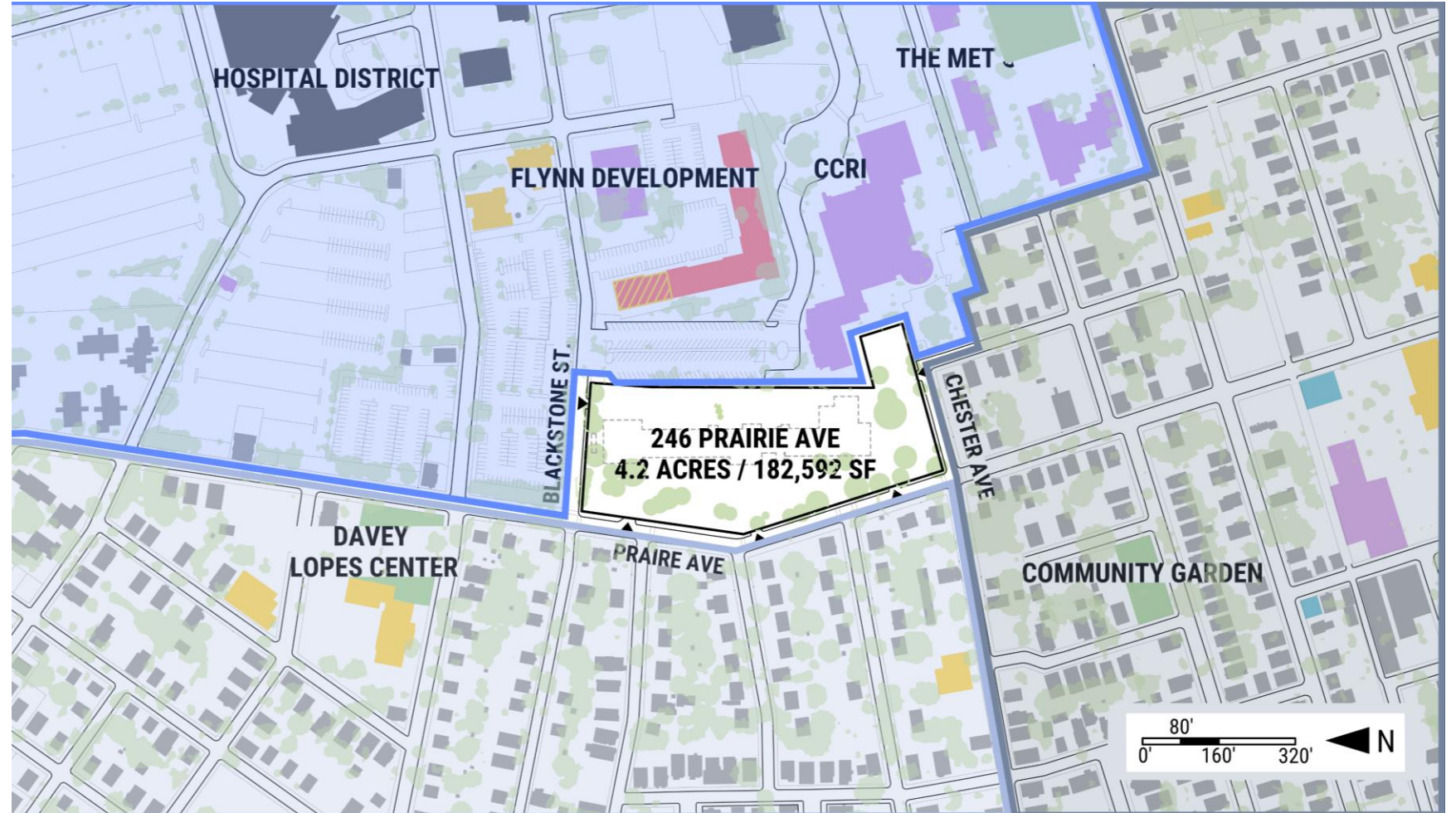
- RESIDENTIAL
- RESIDENTIAL - FLYNN DEVELOPMENT
- ECONOMIC DEVELOPMENT & EDUCATIONAL PROGRAMS
- COMMUNITY, WELLNESS & CULTURE
- COMMERCIAL
- PARK
- HOSPITAL



HOW DO WE CONSIDER SITE DENSITY? ¿CÓMO CONSIDERAMOS LA DENSIDAD DEL SITIO?

LEGEND









- LOW DENSITY RESIDENTIAL DISTRICT
- MEDIUM DENSITY RESIDENTIAL DISTRICT
- HIGH DENSITY INSTITUTIONAL/ EDUCATIONAL

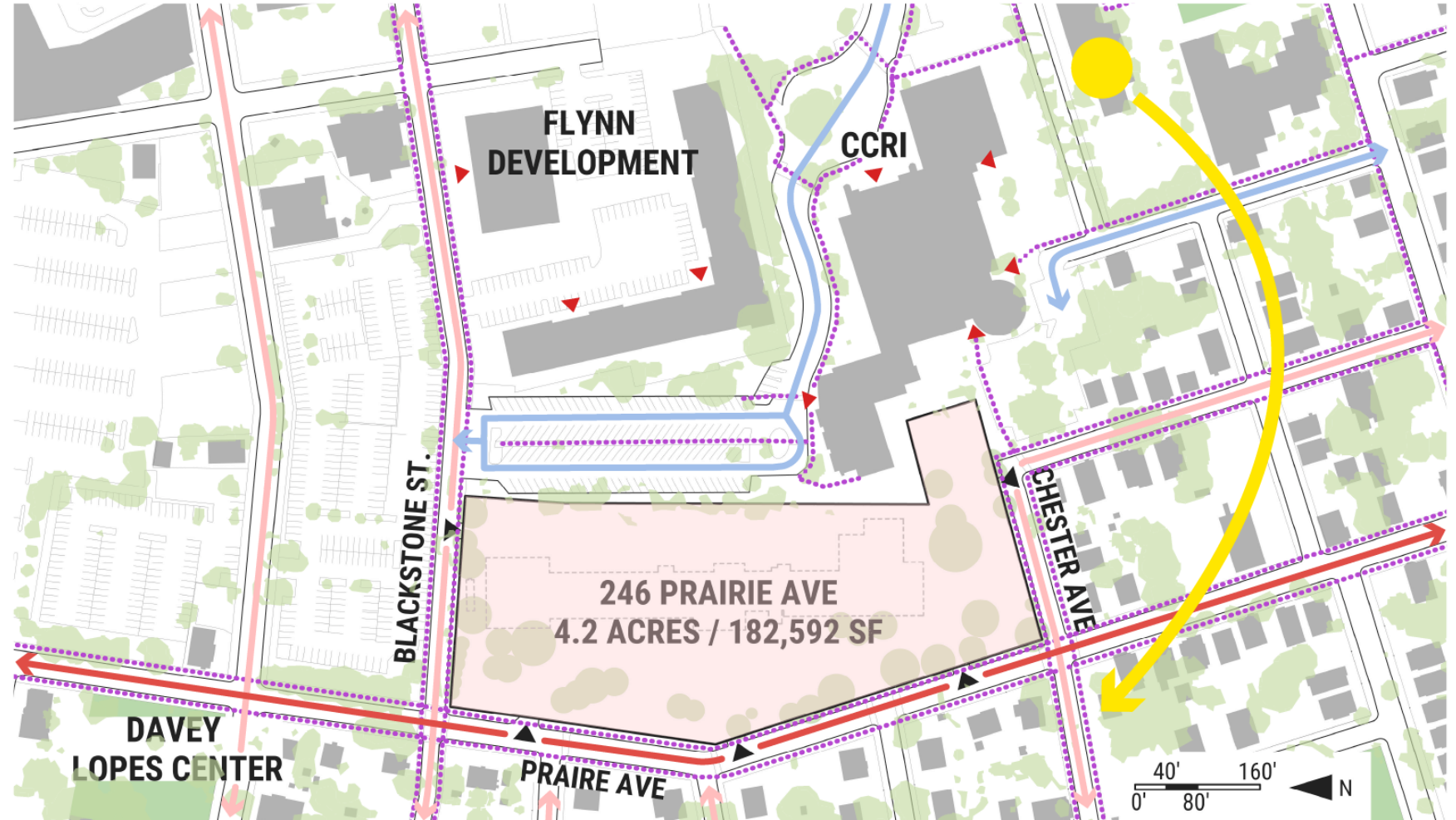


SITE ORIENTATION AND ACCESS

ORIENTACIÓN Y ACCESO AL SITIO

LEGEND

-  PRIMARY VEHICULAR CIRCULATION
-  SECONDARY VEHICULAR CIRCULATION
-  CCRI VEHICULAR CIRCULATION
-  PEDESTRIAN CIRCULATION
-  BUILDING ENTRANCES
-  VEHICULAR ACCESS
-  TREES
-  SUN PATH



PRAIRIE AVE. CONTEXT ACROSS FROM SITE

CONTEXTO FRENTE AL SITIO EN PRAIRIE AVE.



PRAIRIE AVE. LOOKING SOUTH



PRAIRIE AVE. LOOKING NORTH

PRAIRIE AVE. CONTEXT ADJACENT TO SITE

CONTEXTO ADYACENTE AL SITIO EN PRAIRIE AVE.



BLACKSTONE ST.



CHESTER ST.

ZONING & PARKING

ZONIFICACION Y ESTACIONAMIENTOS

C-3* Zone Rules

Height

Up to 4 stories & 50 feet

Required Setbacks

10 feet abutting residential

10 feet max. if commercial multitenant

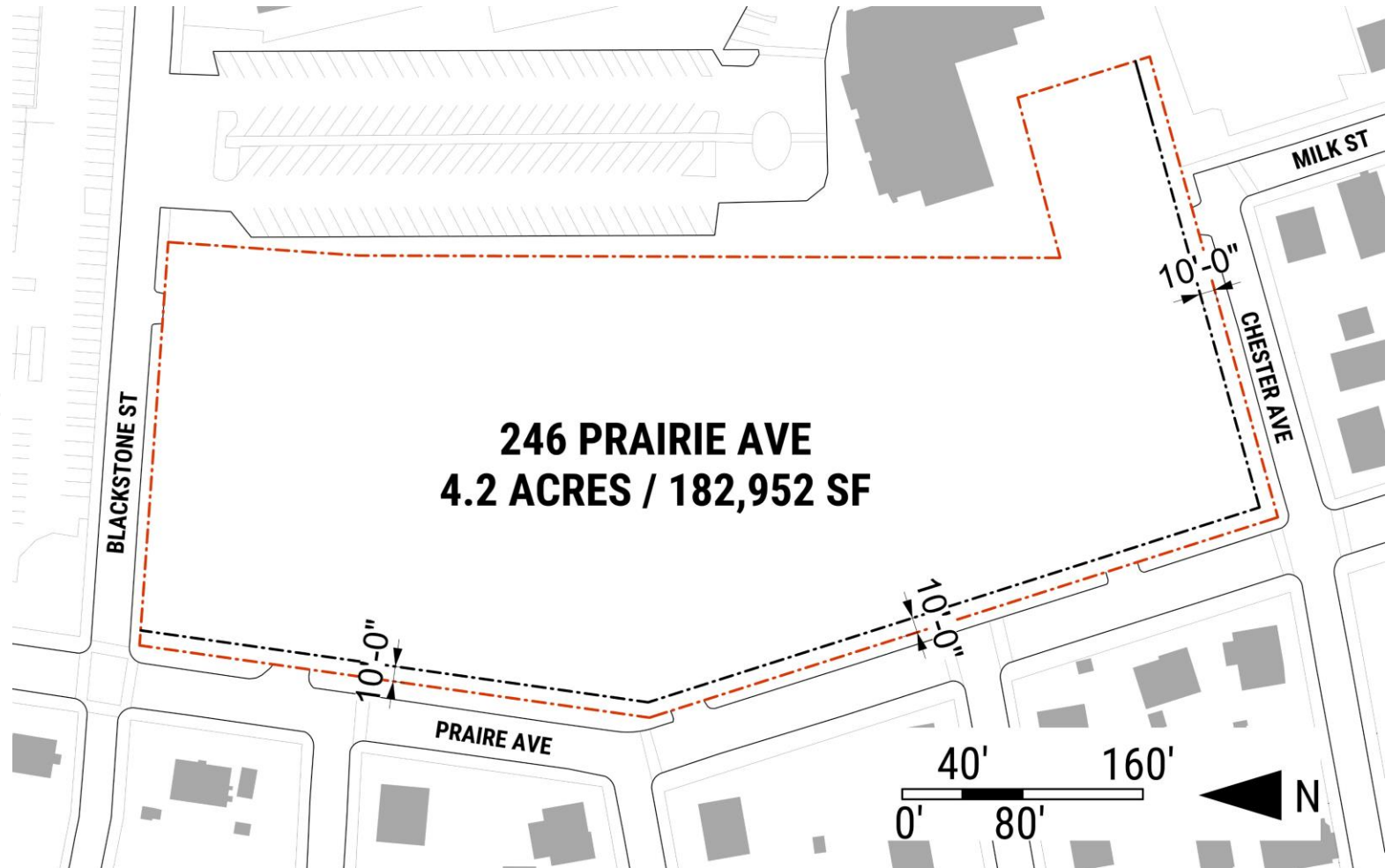
Parking Requirements

1 per housing unit

1 per 3 education employees

1 per 500 sf for services & retail

*City is open to a Zone change,
if deemed necessary!



SITE EXAMPLES

EJEMPLOS DEL SITIO

COMMUNITY INPUT GOALS

OBJETIVOS DE INSUMO DE LA COMUNIDAD

- Site uses and location
- Street edge at Prairie Avenue
- Height of buildings
- Vehicular circulation
- Pedestrian circulation
- Green space
- Parking

BEST PRACTICES FOR THINKING OF THE SITE

MEJORES PRÁCTICAS PARA PENSAR EN EL SITIO

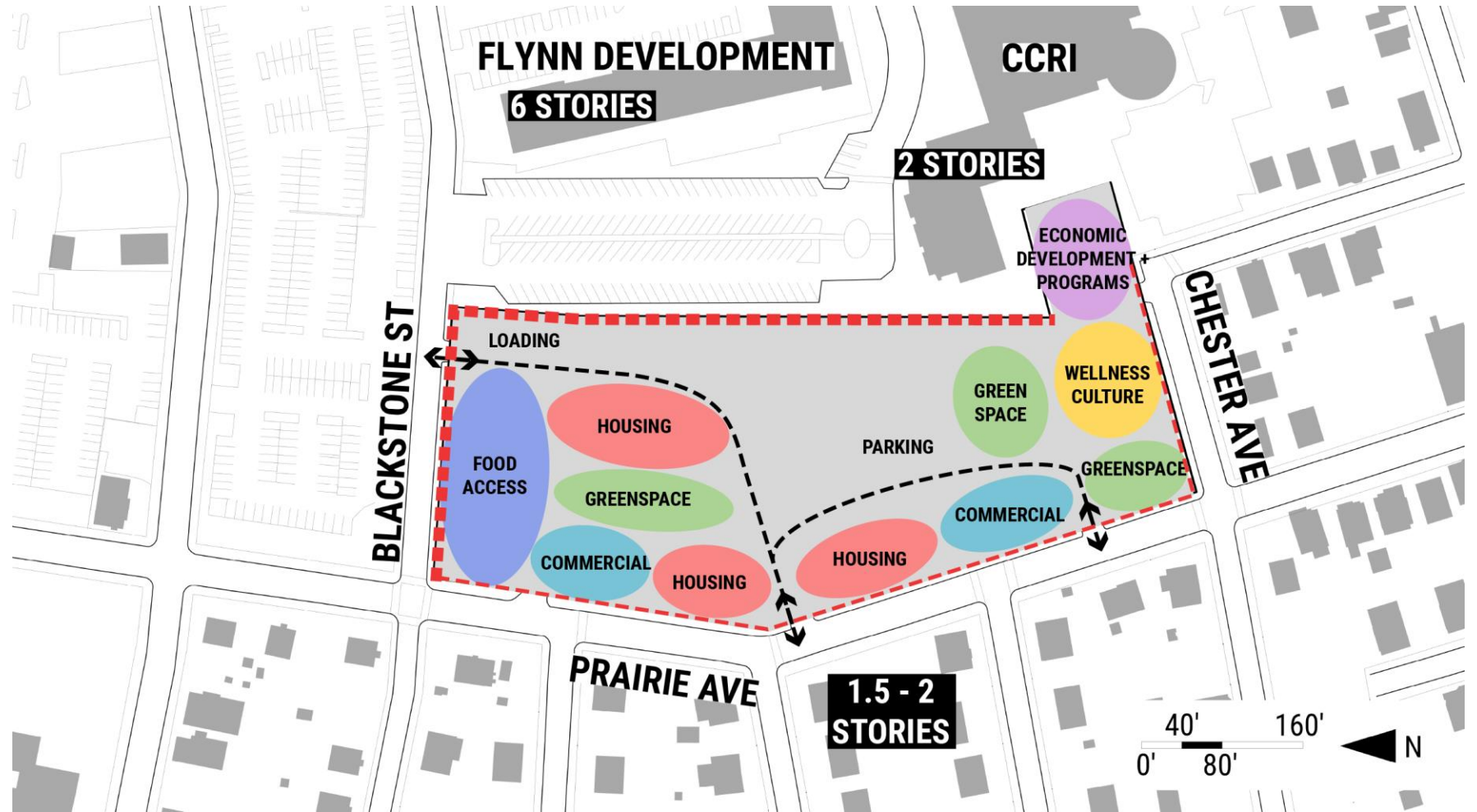
- Consider building heights in relationship to context
- Enliven ground level with community uses or retail
- Green space and community uses to face South
- Parking location to be sensitive to neighborhood
- Location of grocery store and truck loading

EXAMPLE 1 SITE DIAGRAM

EJEMPLO 1 DIAGRAMA DEL SITIO

LEGEND

- ECONOMIC DEVELOPMENT & PROGRAMS
- HOUSING
- FOOD ACCESS
- COMMERCIAL
- COMMUNITY, WELLNESS, & CULTURE
- GREEN SPACE
- 4-6 STORY EDGE
- 2-4 STORY EDGE



EXAMPLE 1 SITE LAYOUT

EJEMPLO 1 ARREGLO DEL SITIO

LEGEND

- ECONOMIC DEVELOPMENT & PROGRAMS** 15,300 SF
- HOUSING** 132,500 SF
- FOOD ACCESS** 16,000 SF
- COMMERCIAL** 27,200 SF
- COMMUNITY, WELLNESS, & CULTURE** 12,200 SF
- GREEN SPACE** 68,600 SF

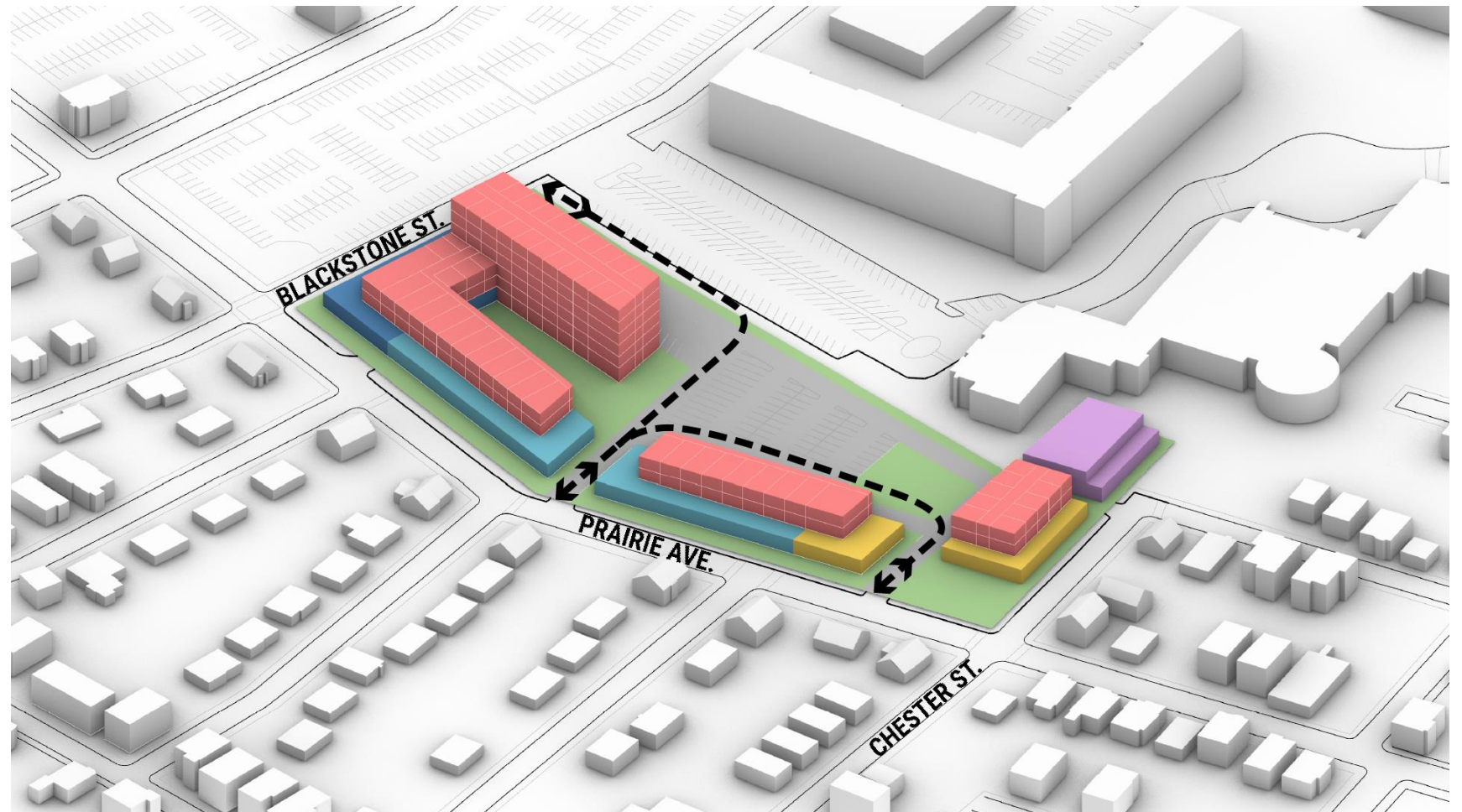


EXAMPLE 1 AERIAL VIEW

EJEMPLO 1: VISTA AÉREA

LEGEND

- ECONOMIC DEVELOPMENT & PROGRAMS** 15,300 SF
- HOUSING** 132,500 SF
- FOOD ACCESS** 16,000 SF
- COMMERCIAL** 27,200 SF
- COMMUNITY, WELLNESS, & CULTURE** 12,200 SF
- GREEN SPACE** 68,600 SF

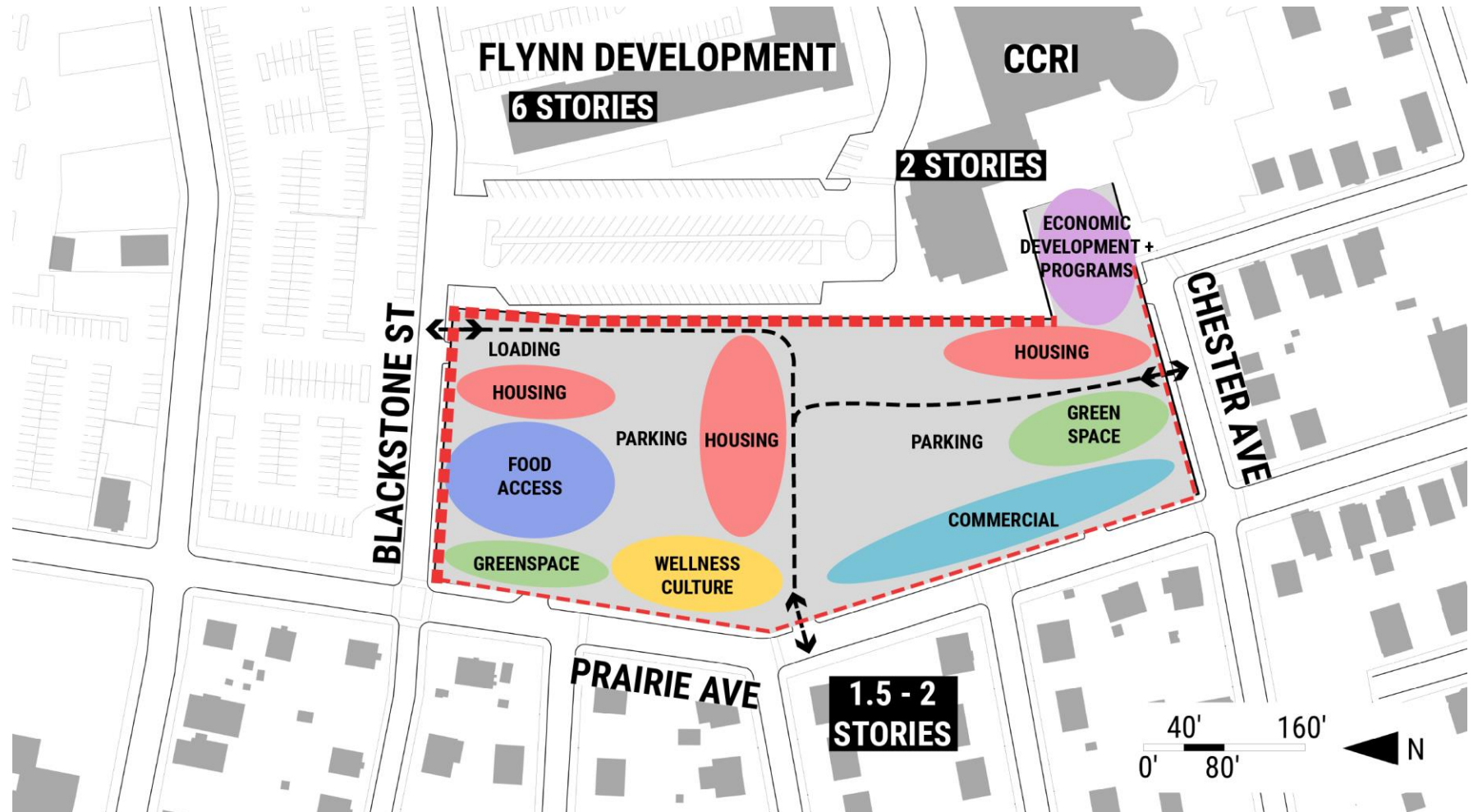


EXAMPLE 2 SITE DIAGRAM

EJEMPLO 2 DIAGRAMA DEL SITIO

LEGEND

- ECONOMIC DEVELOPMENT & PROGRAMS
- HOUSING
- FOOD ACCESS
- COMMERCIAL
- COMMUNITY, WELLNESS, & CULTURE
- GREEN SPACE
- 4-6 STORY EDGE
- 2-4 STORY EDGE

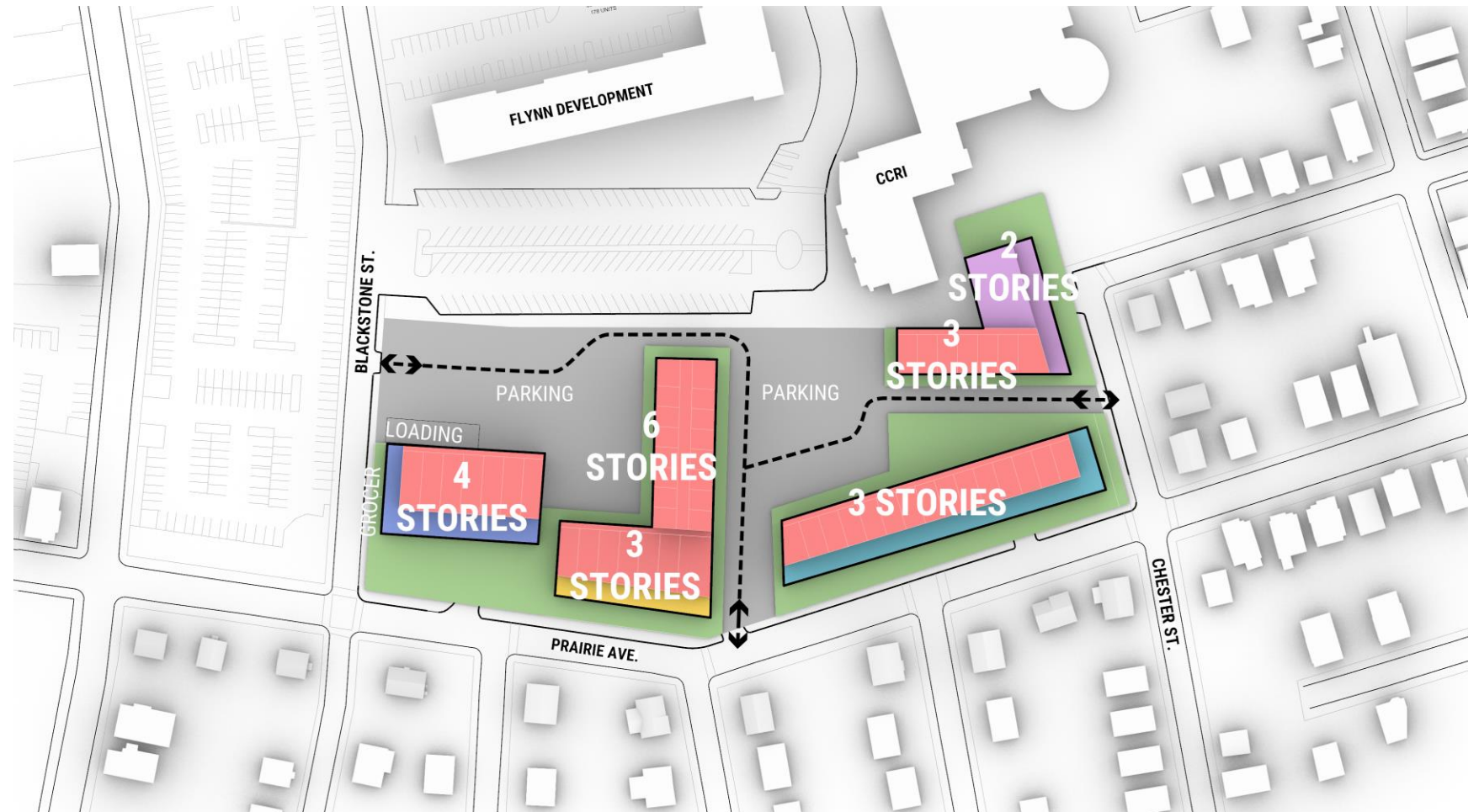


EXAMPLE 2 SITE LAYOUT

EJEMPLO 2 ARREGLO DEL SITIO

LEGEND

- ECONOMIC DEVELOPMENT & PROGRAMS** 17,300 SF
- HOUSING** 116,100 SF
- FOOD ACCESS** 14,000 SF
- COMMERCIAL** 20,600 SF
- COMMUNITY, WELLNESS, & CULTURE** 22,300 SF
- GREEN SPACE** 37,000 SF



EXAMPLE 2: AERIAL VIEW

EJEMPLO 2: VISTA AÉREA

LEGEND

- ECONOMIC DEVELOPMENT & PROGRAMS** 17,300 SF
- HOUSING** 116,100 SF
- FOOD ACCESS** 14,000 SF
- COMMERCIAL** 20,600 SF
- COMMUNITY, WELLNESS, & CULTURE** 22,300 SF
- GREEN SPACE** 37,000 SF



ACTIVITY ACTIVIDAD