

CHAPTER 2018-78

No. 572 AN ORDINANCE IN AMENDMENT OF AND IN ADDITION TO CHAPTER 2000-14 OF THE ORDINANCES OF THE CITY OF PROVIDENCE, APPROVED JUNE 23, 2000, ENTITLED: "AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE NINTH (9TH) WARD REDEVELOPMENT PROJECT", FOR THE ACQUISITION OF PROPERTY

Approved December 7, 2018

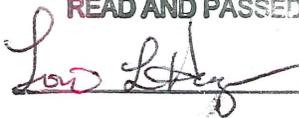
Be it ordained by the City of Providence:

1. That Chapter 2000-14 of the Ordinance of the City of Providence, approved June 23, 2000, entitled "An Ordinance Approving and Adopting the Official Redevelopment Plan for the Ninth (9th) Ward Redevelopment Project," as amended, is hereby further amended as follows:
 - A. The attached "**Ninth Ward Renewal Plan Amendment for Acquisition of 1197-1201 Broad Street**" is hereby adopted and made part of the Official Redevelopment Plan for the Ninth (9th) Ward Redevelopment Project.
 - B. The following properties are hereby added to the property acquisition list in Section 7.1, entitled "List of Proposed Acquisition":

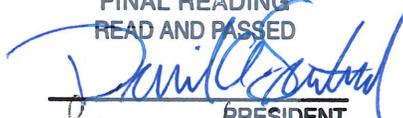
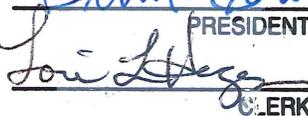
Plat	Lots	Addresses
53	511	1197 Broad Street
53	513	1201 Broad Street
53	525	1197R Broad Street

- C. Certain maps of the aforementioned Official Redevelopment Plan, herein identified, Proposed Acquisition and Disposition shall be amended to include the Proposed Acquisition of the aforementioned lots.
2. That said Chapter 2000-14 of the Ordinance of the City of Providence as adopted and as heretofore amended, is hereby ratified and affirmed in all other aspects.
3. That this Ordinance shall take effect on its passage and shall be filed with the City Clerk who is hereby authorized and directed to forward a certified copy thereof to the Providence Redevelopment Agency.

IN CITY COUNCIL
NOV 15 2018
FIRST READING
READ AND PASSED

 CLERK

IN CITY
COUNCIL
DEC 06 2018
FINAL READING
READ AND PASSED

 PRESIDENT
 CLERK

I HEREBY APPROVE.



Mayor
Date: 12/7/18

City of Providence
Providence Redevelopment Agency
Ninth Ward Renewal Plan
Amendment for
Acquisition of 1197-1201 Broad Street

This document is appended as an amendment to the Ninth Ward Renewal Plan

Proposal

The Providence Redevelopment Agency (hereinafter the “Agency”) proposes to submit an Ordinance to the City Council in order to acquire, through purchase or condemnation, the Property located at 1197-1201 Broad Street, (hereinafter “the Property”).

Background

The building at 1197-1201 Broad Street, formally known as the business El Fogon, was constructed in 1970. It is a one-story, brick-faced structure with expansive windows facing the street. The property is set back from the sidewalk and is surrounded by pavement. The paved areas of the lot are in a deteriorating condition, with weeds sprouting through cracks. The building itself is vacant, deteriorated, and in some places is covered in graffiti. Surrounding the lot is an approximately four-foot tall black metal fence, with a larger chain link fence behind it. On the lot nearby to the structure are piles of debris and several abandoned cars. It clearly meets the definition of deteriorated blight outlined in the Rhode Island General Laws 45-31-8 which defines a “deteriorated blighted area” as a property suffering from “dilapidation, deterioration, age, or obsolescence.” This particular property appears to be experiencing all four, as is evidenced in the following images.



Figure 1: An abandoned car without wheels or license plate sits on the property's pavement.



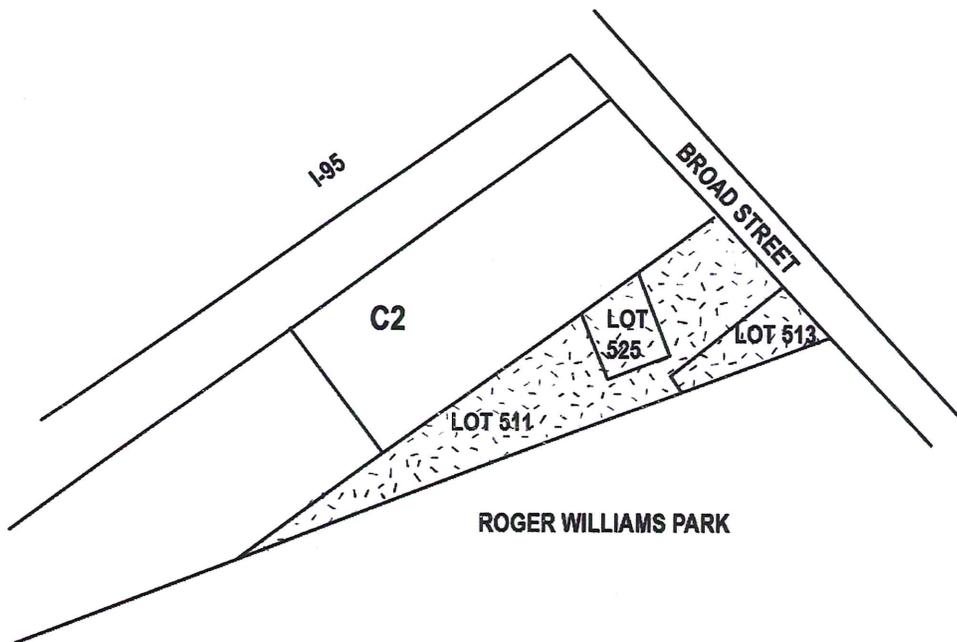
Figure 2: The abandoned storefront facing Broad Street.



Figure 3: The pavement at the property is cracking and full of weeds.

Property Area Description

The Property is located at Tax Assessor's Plat 53, Lots 511, 513, 525, also known as 1197-1201 Broad Street, and more particularly described in the following map:



Findings That the Property Is Located Within a Redevelopment Area, That The Property is Located Within a Redevelopment Project Area, and That The Property is Necessary for Redevelopment.

The Property is located within a redevelopment area and a redevelopment project area and is necessary for redevelopment pursuant to definitions provided by section 45-31-8 of the R. I. Gen. Laws:

1. The Property is located in a redevelopment area, as re-affirmed by Resolution of the Providence City Council on March 22, 2008 and is included within the Ninth Ward Renewal Plan Project Area; and
2. Redevelopment of the Property is necessary to eliminate and prevent the spread of blighted and substandard areas because the Property remains entirely unoccupied and in a state of abandonment, severe dilapidation, deterioration, and disrepair;
3. The Property is populated by abandoned and dilapidated vehicles and other forms of debris.

Statement of Redevelopment Objectives and Proposed Treatment

1. The redevelopment objective for the Acquisition of the Property is to eliminate a blighted and substandard area through the acquisition of the Property as described in the 'Property Area Description' above and to improve, and rehabilitate the lot and other such improvements located thereon.

Statement of Redevelopment Methods

1. *Property Acquisition* - The Agency will negotiate the purchase of the Property. If the Agency is unable to negotiate the purchase, the Agency will exercise its powers of eminent domain pursuant to R. I. Gen. Laws 45-32-5 and R. I. Gen. Laws 45-32-24
2. *Funding* – The Agency will supply funding for acquisition or, if the property is acquired by eminent domain, will deposit in the Superior Court for Providence County a sum of money estimated by the Agency to be just compensation for the Property.
3. *Transfer of Property* – After acquisition, the Agency will transfer title to the Property for no less than one hundred percent of the total cost expended by the Agency during acquisition of the Property.
4. *Redevelopment* – The party to whom the Property is transferred (hereinafter the "Purchaser") will, prior to or concurrent with the transfer of title, submit a redevelopment plan for the Property that complies with the purposes of chapters 31-33 of Title 45 of the Rhode Island General Laws.
5. *Development Review* – Any redevelopment plans for the Property shall be reviewed by the Agency and the Providence Department of Planning and Development.

Approval of such proposals will be in accordance with the Providence Zoning Ordinance and the Redevelopment plan for Ninth Ward Renewal Project.

Provisions Necessary to Meet Local Objectives

1. *Conformance to Comprehensive Plan* – The proposed amendment fulfills a number of goals and conditions of the comprehensive plan.
 - A. Goal 2 in Section 4 aims to promote protection and preservation of high quality built environment. Blighted, abandoned structures run counter to this goal. The redevelopment plan would conform to the comprehensive plan by helping to achieve this goal.
 - B. Objective LU-1 of the Comprehensive Plan is intended to reinforce the stability, character and diversity of the City’s neighborhoods by respecting valued development patterns and attributes. The improvement of blighted properties would achieve this objective by bringing stability to neighborhoods and improving areas that are declining due to blighted and abandoned properties.
2. *Covenants and Restrictions* - The Purchaser will be required to conform to the standards and controls or other provisions of the Official Redevelopment Plan as Contained in Section 3 entitled “Other Conditions, Covenants, Restrictions, and Provisions Controlling the Development and the Use of Acquired Land and Improvements’ of Chapter G. entitled “Other Provisions necessary to Meet Local Objectives” in the Official Redevelopment Plan entitled “The Ninth Ward Renewal Project.”
3. *Miscellaneous Provisions* – Whenever the controls in this Plan restricting the use and development of areas acquired for redevelopment conflict with provision of the Zoning Ordinance or any other City Ordinances, the more restrictive standard shall govern.

Roger Williams Park Broad Street Gateway Application Narrative

Project Overview

Roger Williams Park is the jewel of the City of Providence Parks system. Today, the gateway to the park from Broad Street is a burned-out building, surrounding by overgrown, trash strewn lots with abandoned cars, graffiti and debris. Imagine instead a contemporary, beautiful welcome and visitors center, that invites the public in and celebrates the entrance to the park and to the surrounding area. The Roger Williams Park Broad Street Gateway project is a unique opportunity to make an enormous impact by strategically investing funds in this key location along the Broad Street Corridor in South Providence.

The project is being led by the Providence Redevelopment Agency (PRA) in close partnership with the City of Providence Parks Department and has the enthusiastic support of community partners and neighborhood organizations. The proposed project will promote the ongoing redevelopment of Broad Street by transforming three prominent blighted lots adjacent to Roger Williams Park in Providence's Washington Park neighborhood into a modern, green and energy efficient, multi-purpose center to welcome visitors to both the Park and the Washington Park neighborhood/Broad Street Corridor. The Welcome Center will become a gateway from Broad Street to the Park's many recreational opportunities and will greatly improve the lens through which park visitors see the Washington Park and surrounding neighborhoods, and how neighbors view their connection to the park. The Gateway will improve the livability of the Washington Park neighborhood and other South Providence communities as it leverages significant public and private investments made by the City of Providence, Rhode Island Housing, RIPTA, the Rhode Island Foundation, and others along the Broad Street Corridor, in South Providence, and throughout Roger Williams Park.

The proposed project is an ideal showcase for blight elimination with ARP funding. The redevelopment of the existing blighted lots adjacent to Roger Williams Park is a high priority for the PRA and will correct current physical health and safety conditions on the site and provide an opportunity to expand public park services. In addition, the construction of the new facility on blighted property leverages the Park as a significant community asset to promote the continued revitalization of both the Broad Street Corridor and Washington Park.

When Horace Cleveland, a leader in the Urban Parks Movement, created the original design for Roger Williams Park in 1870, it was intended to serve as an escape and respite for those working and living in the highly industrialized and densely populated City of Providence in the late nineteenth century. Today, the park is comprised of more than 435 beautiful acres and offers a range of recreational, educational, and cultural opportunities and continues to serve as "the people's pleasure ground" that Cleveland intended, hosting family picnics, concerts, community festivals, weddings, and more. The proposed project is aligned with Mr. Cleveland's original vision as the City works to improve the park's connection to the people of Providence.

A) Objectives and Beneficiaries of the Proposal

The PRA is using its powers of eminent domain to acquire three vacant and blighted contiguous lots located at 1197, 1197R, and 1207 Broad street. The site is on a strategically important section of Broad Street at the northern entrance to the Washington Park neighborhood and is adjacent to the north east corner of Roger Williams Park. The site is home to the vacant El Fogon restaurant, which partially burned down in 2006 and has been blighted ever since. The property is currently in an unsafe, dilapidated, state and since 2014 has been subject to multiple building code violations citing the owners for protective coating damage, roof damage, soffit and fascia damage, overgrown weeds, garbage, and unregistered vehicles. Please refer to Exhibit A for a letter from the Department of Inspections and Standards indicating that the site is blighted and to Exhibit K for photographs.

Consistent with Rhode Island Housing’s Acquisition and Revitalization Program (ARP) priorities, The Providence Redevelopment Agency, working in close partnership with the City of Providence Department of Parks, is seeking funding from Rhode Island Housing to develop a new Welcome Center to support the ongoing revitalization of Broad Street and the surrounding neighborhood and to enhance prior public and private investment in the Broad Street Corridor and within Roger Williams Park and Zoo. The Park and Zoo are both undergoing significant capital improvements as they invest \$18 million from a 2014 voter approved state bond campaign to improve the park’s infrastructure and environment. These public funds are being supplemented by the Rhode Island Foundation’s \$10 million Campaign for Roger Williams Park. Given ARP program priorities, it is difficult to imagine a more suitable public facilities project. Relevant ARP priorities and project objectives and strategies are set out in the table below:

ARP Priority	Project Objectives	Project Strategies
Public Facility Development that Enhances Prior Public Investment	Objective 1: Leverage previous public investments on Broad Street and in RWP to maximize project impact.	Strategy 1: Develop state of the art Welcome Center/Gateway to enhance and leverage investments on both Broad Street and in RWP
Development that Revitalizes Main Street Corridors	Objective 2: Support continued Broad Street Corridor redevelopment activities Objective 3: Increase interaction between the Park and the Southside neighborhoods of Providence	Strategy 2: Transform prominent blighted property as an appealing gateway between Washington Park/Broad Street and RWP, leveraging the park as an asset Strategy 3: Improve northern Broad Street gateway to Washington Park Neighborhood

<p>Funding Proposals that Best Serve the Needs of RI Workers and Businesses</p>	<p>Objective 4: Support continued Broad Street business development</p> <p>Objective 5: Create opportunities for Rhode Island Based and MBE/WBE firms</p>	<p>Strategy 4: Increase the number of the 1.5 million annual Park visitors who patronize Broad Street retail businesses</p> <p>Strategy 5: Maximize local and MBE/WBE hiring during public bid process</p>
<p>Development that Achieves the above Goals at the Lowest Cost</p>	<p>Objective 6: Secure maximum value during the redevelopment process</p>	<p>Strategy 6: Utilize public bidding processes to ID low cost vendors</p> <p>Strategy 7: Maximize sustainable/green building practices to keep energy costs low</p> <p>Strategy 8: Sustain Center operations utilizing existing Park Department Staff</p>

The proposed Welcome Center will be a gateway designed to increase interaction between the Broad Street Corridor and the Park and includes the following elements:

- **Park and Neighborhood information and History:** Visitors will be able to access information about the many free public events, amenities, and services in Roger Williams Park, in Washington Park and surrounding neighborhoods, and along the Broad Street Corridor. The Center will also house an exhibit explaining the history of the park and its role in the community.
- **Public Rest and Picnic Area:** The Center will include a public rest and picnic area where visitors will be encouraged to explore and shop for food from vendors, both in the surrounding neighborhood and utilizing concession carts on site. Located at the terminus of City Walk, the site will welcome pedestrian visitors as they enter the park and encourage visitors to utilize local businesses.
- **Roger Williams Park Conservancy Office:** The Center will include office space for this vital organization and bring it closer to the community with which it interacts in order to develop responsive and meaningful programs and cultivate environmental stewards and volunteers for the park.
- **Bike Share Station:** The Center will be part of the City’s network of JUMP Bike stations, launching this September, where local residents and visitors can conveniently rent electric bikes to explore the park, surrounding neighborhoods, and the City.

- *Tickets Sales and Concessions:* Residents and visitors will be able to shop in the on-site gift shop and purchase tickets to park attractions and all park venues including the Botanical Center, the Roger Williams Park Zoo, and the Natural History Museum.
- *Public Restrooms:* The Center will house public restrooms to ensure that visitors and travelers are able to comfortably explore the park and the surrounding community.
- *Outdoor Features:* The Center will support a number of outdoor features to encourage play and exploration for the Park's younger visitors while highlighting best practices in sustainability and storm water management that are used throughout all Providence Parks. Please see the site plan in Exhibit N.

Beneficiaries of the project include families residing in Providence's Washington Park neighborhood and residents in the adjacent low and moderate-income neighborhoods of Lower South Providence, Upper South Providence, Elmwood, South Elmwood, and ultimately all city residents. Additional beneficiaries include businesses located along Broad Street that will benefit from improvements at the site and increased foot and bicycle traffic from visitors utilizing the Welcome Center and the Park. Other beneficiaries include riders of the RIPTA R Line, which currently experiences 8300 boardings a day and stops on Broad Street adjacent to the Park entrance. Finally, a significant portion of the approximately 1.5 million Park and Zoo visitors a year will benefit from services provided by the Welcome Center as they become increasingly aware of attractions, activities, and services available both within the Park, and in the surrounding community.

Project Status: As evidenced by the significant resources committed to this project and letters of support, the redevelopment of the El Fogon site is a high priority for the Mayor, local City Council Members, the PRA and community members. The Providence Redevelopment Agency is working to acquire the site cooperatively, or barring an agreement, via use of eminent domain. So that the PRA may move expeditiously, James DeRentis, the PRA Chairperson, has initiated the eminent domain process by executing a Resolution of Necessity, which is included in Exhibit H. Regardless of the method used to secure the property, the PRA anticipates that the site will be acquired this Fall.

The Providence Redevelopment Agency has engaged DUAL Studio, a Providence based architectural firm, to collaborate with staff landscape architects at the Parks Department to design the project. The acquisition will be complete and the redevelopment will commence within six months of funding award in accordance with the timeline below. The project is expected to be completed in April 2019. Given conformance with current zoning, significant commitment of resources, and the City's role in the acquisition and redevelopment of the site, PRA staff expect to quickly complete all regulatory, environmental, and historical reviews and to work with colleagues at the Department of Inspection and Standards to secure building permits as needed.

Current property conditions are included in the following table:

Lot	Address	Blighted Property	Existing Building	Vacant	To Be Demolished	Current Condition
511	1197 Broad Street	X	X	X	X	Vacant, blighted, graffiti, unsafe
513	1201-1207 Broad Street	X		X		Vacant, illegal dumping, overgrown
525	1197R Broad Street	X		X		Vacant, illegal dumping, overgrown

Development Schedule: October 2018-October 2019

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Stage 1													
Acquisition, Planning & Design: Pre-Award													
Acquisition Complete													
Environmental Testing													
ARP Award Announced													
Stage 2													
Planning and Design: Post Award													
Architect Contract Amended													
Neighborhood Input to Initial Design													
80% Design													
Regulatory Applications and Review													
100% Design, Finalized Plans, Specs													
Stage 3													
Site Preparation													
Advertise for Preliminary Bids													
Contractor Selection													
Submittal Review													
Site Prep													
Demo/Excavation/Material Disposal													
Stage 4													
Construction													
Heavy Construction													
Material Installation and Finishing													
Landscaping and Plantings													

B) Financial Feasibility

Acquisition and Development: The Providence Redevelopment Agency is seeking \$1,000,000 in ARP funding to acquire the vacant and blighted El Fogon site and to develop the proposed Welcome Center. The ARP funds will leverage an additional \$796,798 in committed funding to cover the Total Development Cost (TDC) of \$1,796,798. The requested ARP funding is the last source needed to commence the project and comprises 56% of the TDC. Additional committed sources of funding include \$548,000 from the Providence Redevelopment Agency and \$248,798 from CDBG. All cost projections have been compiled by the project's development team, which includes architects and landscape architects from DUAL Studios and at the City's Department of Parks. All cost projections are based on extensive experience of the development team building and completing projects of similar size and scope. Project cost projections include demolition of the existing structures, site preparation, construction, environmental controls, landscaping, and related soft costs. Please refer to Exhibit E to view Letters of Commitment. See Exhibit C for a description of project sources and uses and Exhibit O for detailed project budgets.

Please note that the PRA will forgo a developer fee for this project.

Operations and Maintenance: Given the nature of the proposed public facilities project, the City does not expect to generate any significant income through Welcome Center activities. Any proceeds earned through the gift shop will be used to support ongoing programming in the Park via the non-profit Roger Williams Park Conservancy. Following construction, operations and maintenance of the center will be rolled into the regular responsibilities of the City's Parks Department and will be incorporated in their annual operating budget.

The City of Providence will provide \$15,546 in-kind resources during the first year of project operation to support the management and maintenance of the facility. This contribution is expected to increase by 2.75% per year and will total \$282,863 over the next 15 years. Specific contributions include:

- Salaries and fringe of administrative staff time for a total of \$3420 during the first year and \$62,288 over the next 15 years.
- Salaries and fringe of maintenance staff for a total of \$2400 during the first year of operation and \$43,669 over the next 15 years.
- Salaries and fringe of grounds staff and supplies required to maintain the grounds and building over the first year for a total of \$9726 and \$176967 over the next 15 years.

Please refer to the Management Plan and Operating Budget in Exhibit D, and the Letter of Commitment from Park Superintendent Wendy Nilsson included in Exhibit E committing in kind resources.

C) Applicable Development Experience

The Roger Williams Park Broad Street Gateway development team, comprised of PRA and Parks staff and DUAL Studio architects, bring significant experience successfully planning, building, marketing and operating projects of similar scope and complexity.

Providence Redevelopment Agency: The PRA is the project developer and brings extensive experience working to eliminate blighted and substandard areas in the City of Providence. To fulfill its purpose, the PRA regularly conducts the following activities:

- Acquisition and lease of property, including use of eminent domain;
- Relocation of individuals or businesses;
- Renovation and/or demolition of property;
- Sale or lease of property;
- Restrictions on use of property;
- Preparation and implementation of redevelopment plans;
- Design layout and installation of sidewalks, public utilities, parks, off-street parking areas and other public improvements through requests for proposals and direct solicitation;
- Proposal of zoning changes;
- Lending and mortgaging of property;
- Issuance of bonds; and,
- Tax Increment Financing plans

The PRA consistently leads projects of scale and scope similar to this proposal, and regularly takes on much larger projects. Recently completed examples include:

- Loutit Laundry Site (93 Cranston Street) – PRA acquired a long-standing vacant and abandoned commercial site and with the help of a private development team have constructed a local neighborhood fresh food co-op marketplace and a mixed-income housing development.
- Arnold Building (100 Washington Street) – PRA exercised its condemnation authority to acquire a vacant and abandoned structure in the Downtown neighborhood. PRA then worked with a development team to rehabilitate the existing structure into productive mixed-use space.
- Umicore Site (50 Sims Avenue) – PRA issued special revenue bonds to acquire and redevelop a former and vacant industrial site into one of the few 100,000 square foot Class A manufacturing and office spaces in Rhode Island which housed an international thin-film products manufacturer for nearly eight (8) years.

PRA staff working on the project include Bonnie Nickerson, Executive Director and Sam Budway, Deputy Executive Director and General Counsel. Ms. Nickerson serves in a dual role at the City of Providence and is also the Director of the Department of Planning and Development. Given her positions, Ms. Nickerson will ensure that sufficient staffing and resources are allocated to complete the proposed project in a timely manner.

Providence Public Parks: Providence Public Parks will assist with the development of the facility and will assume day to day operations once completed. The Department is led by Superintendent Wendy Nilsson who is responsible for operating and maintaining the City's park system, which includes Roger Williams Park, 103 neighborhood parks, 12 downtown parks, 2 cemeteries, and a diverse array of recreational facilities. The entire system comprises over 1400 acres, and currently includes 13 public buildings. The Parks Department provides grounds upkeep, tree maintenance, landscaping, repairs to equipment and park infrastructure, and builds playgrounds and other park features, all with a focus on green infrastructure and sustainability, across the parks system. The new facility, once complete, will be incorporated into the Department's regular operations.

The Parks Department will work closely with the PRA and DUAL Studio to develop and manage the project. Staff participating on the development team include Superintendent Nilsson, Deputy Director Brian Byrnes, and Senior Landscape Architect Megan Gardner.

The Department of Parks has substantial experience in implementing projects of this type. Since 2015, the Department has overseen and directed over 20 projects of similar size and scope at a total cost of \$6,000,000. In the past 3 years, all of the historic buildings within Roger Williams Park have undergone major renovations on time and on budget.

DUAL Studios: City staff will be supported by DUAL Studio. Founded in 2015, DUAL Studio is a downtown based Providence architecture firm. Past projects have ranged from single-family residential renovations to adaptive reuse of large industrial buildings. DUAL Studio principals include Johnathan Bell and Ian Baldwin who together have over 30 years of architectural and design experience and have completed over two dozen projects of similar size and scope since 2015.

Please refer to Exhibit F for Resumes of all Development Team members. The City of Providence is in good standing concerning compliance and monitoring of other RI Housing funded projects and is creditworthy. The City of Providence's most recent Audit, which includes both the PRA and the Parks Department, is included in Exhibit G.

The City of Providence is committed to local hiring and will utilize a Rhode Island based General Contractor to construct the project. In addition, the City certifies that up to 75% of sub-contractor contracts will be awarded to Rhode Island based construction firms. The City further certifies that it will require at least a 10% MBE/WBE utilization rate.

D) Location and Impact on Surrounding Community

As noted above, the redevelopment of the existing blighted lots adjacent to Roger Williams Park is a high priority for the PRA and is very closely aligned with ARP funding priorities. With the proposed redevelopment, the City addresses an urgent community need by correcting current physical health and safety conditions on the site and expanding public park services. Please refer to Exhibit A for a letter from the Department of Inspections and Standards

documenting the blighted condition of the site and to Exhibit K for current photos of the property. In addition, the construction of the new facility on the blighted property leverages the Park as a significant community asset to advance the ongoing revitalization of the Broad Street Corridor as South Providence's "Main Street", Washington Park, and the bordering/nearby neighborhoods of South Elmwood, Elmwood, and Lower and Upper South Providence.

Located in the heart of Providence's Washington Park Neighborhood, the project is in an urban community as defined at RIGL Sec. 42-64-13.1(b)(5). The redevelopment site is located within a mile of several multifamily and scattered site affordable residential housing developments managed by community development corporations, affordable housing providers, and the Providence Housing Authority. Examples of some of the larger properties include: Roger Williams Housing Development located at 672 Prairie Avenue (.2 miles), Colony House at One Cadillac Drive (.5 Miles), Charlesgate Park West on 369 Montgomery Avenue (.8 miles), Adelaide Apartments at 203 Adelaide Drive (.9 miles), and Broad Street Revitalization at 770 Broad Street (.9 miles).

The median household income in Washington Park is \$43,246 and the average household size is 3.15. The FY 18 HUD Income Limits for low and moderate-income households in the Providence-Fall River HMFA indicate 120% of area median income for a three-person household is \$86,700. The median household income of Washington Park residents is approximately 60% of AMI, placing the proposed project in a low/mod neighborhood. It is important to note that the project will also impact the adjacent low/mod income neighborhoods of Lower South Providence (median income \$24761), Elmwood (median income \$34034), and South Elmwood (median income \$45101). Please see Exhibit T for neighborhood level demographic and income profiles, including trend data.

With its prominent location on Broad Street and on RIPTA's R-Line, which experiences 8300 boardings daily, the new Welcome Center will serve many thousands of low and moderate-income community members and park visitors every year.

This proposal represents a strategic use of ARP funding to complement and enhance a significant number of public and private investments in Roger Williams Park and along Broad Street. The following investments are enhanced by this proposal. These investments are in addition to the millions of dollars invested by Rhode Island Housing over the past three decades along the Broad Street Corridor between Trinity Square and Roger Williams Park. Additional investments include:

Roger Williams Park and Zoo: In 2014 voters overwhelmingly passed Question 7 which authorized the State of RI to issue \$53 million in bonds for recreational and environmental purposes. Roger Williams Park and the Zoo were allocated \$18 million for significant improvements and renovations. Of this, Roger Williams Park received \$3 million in bond financing and has completed numerous renovations and improvements, including at the Bandstand, Betsey Williams Cottage, the Casino, Seal House, and at multiple other locations.

Renovations continue at the Park as staff work to improve roads, walkways, landscaping, signage, greenhouses, and storm water management, among other projects. Public bond funding is complemented by the \$10 million Campaign for Roger Williams Park, led by the Rhode Island Foundation, to support ongoing improvements and to create a \$5 million endowment to support the Roger Williams Park Conservancy. As part of the 2014 bond, Roger Williams Park Zoo received \$15 million in financing, and is establishing a new net zero energy education center and event pavilion, a new reptile house, a new commissary and quarantine buildings, and a South American rainforest exhibit, among other projects.

RIPTA's R-1 Bus Line: In June 2014, RIPTA introduced the R-Line, an investment of over \$7 million in funding for a new rapid bus service with uniquely branded stops, frequent service and added amenities that have significantly improved the speed and attractiveness of bus service along Broad Street.

Bomes Theater: In 2004, the PRA acquired the long-vacant Bomes Theatre as part of the Ward 9 Redevelopment Plan. Since then the PRA and the City of Providence have spent nearly \$750,000.00 in their efforts towards the redevelopment of the historic theater. The PRA has successfully initiated the transfer of the Property to a private developer in exchange for its investment of \$2.2M in the complete renovation of the Property. The renovation will include the restoration of the original exterior, a complete rehabilitation of the theatre space itself, creation of two new retail units on the first floor, and commercial office space on the second floor. This redevelopment will anchor an emerging entertainment node on Broad Street, just .3 miles to the north of the proposed site.

City Walk: The City is working to implement the first phase of its new City Walk initiative. City Walk is part of a citywide urban trail initiative that will 1) strengthen connections between nine Providence neighborhoods, parks and civic institutions, 2) improve safety for people traveling by all modes, and 3) celebrate the diversity and culture of Providence neighborhoods through public art, wayfinding signage, and vibrant public places. The City Walk route extends from India Point Park, through the I-195 parcels, across the I-95 and down the Broad Street Corridor and ends adjacent to the proposed Welcome Center at Roger Williams Park. Phase one is an investment of \$2.3 million from RIDOT and is focused on the Broad Street Corridor.

Trinity Square: Located at the northern end of Broad Street, Trinity Square is experiencing significant public and private investment from ArtPlace America, LISC, the City of Providence, EmcArts, the Kresge Foundation, RISD, and private donors via the Illuminating Trinity and Sowing Place initiatives to support creative place making and address cultural vitality, community safety, and well-being in the area.

La Broa Cultural Corridor: Rhode Island Latino Arts (RILA) is spearheading efforts to designate Broad Street a cultural corridor. RILA has created cultural tourism programs including walking tours and maps that catalogue and highlight the cultural and historic assets.

Go Providence Neighborhood Guide: The Providence-Warwick Convention & Visitors Center Bureau (CVB) recently developed a digital guide to Broad Street. With support from the City's Department of Art, Culture + Tourism, the CVB is highlighting cultural destinations, restaurants and places to shop along Broad Street. Intended for a visitor to the City of Providence, the guides respond to the rise of Air BNB stays and are a first step toward developing neighborhood-based cultural tourism products throughout the city.

As is evidenced by the descriptions above, the proposed project is part of two larger community efforts. The first is the City's long-term effort to revitalize and enhance the Broad Street Corridor between Roger Williams Park and Trinity Square to the North. The second effort involves significant public and private investment in Roger Williams Park to ensure that it remains the shining Jewel in the City's park system throughout the next century. The proposed visitors center will create synergy between both efforts, to the benefit of the park, surrounding neighborhoods, and the City.

The proposed Welcome Center has generated significant enthusiasm and has received letters of support from the following organizations: The Washington Park Association, The Elmwood Neighborhood Association, Rhode Island Latino Arts, The Elmwood and South Providence Neighborhood Crime Watch, the Roger Williams Park Conservancy, Quisqueya in Action, The Rhode Island Foundation, and the Roger Williams Park Zoo. Providence City Council Members Luis Aponte and Carmen Castillo have also cosigned a letter of support. Finally, the project will benefit from the support and passionate leadership of Providence Mayor Jorge Elorza.

E) Description of Sustainable, Green Components and/or Design and Energy Efficiency

It is the intent of this showcase project for Roger Williams Park to minimize the carbon footprint for new construction and landscape design, with the goal of being carbon-neutral and providing a healthy, active environment for its users. This will be accomplished at every stage of the project. In planning and design, the site and landscape plan will be developed to leverage optimal solar exposure and minimize groundwater runoff. This project will eliminate the current "heat island" nature of the existing paved lots and restore natural habitat to the site.

The building's design will be super-insulated and take advantage of a compact footprint to minimize heating and cooling requirements. Renewable energy sources (geothermal, solar) will be assessed for long-term effectiveness and their ability to reduce--ideally to zero--the building's dependence on fossil-fuel sourced energy. Materials and finishes will be chosen based not just on their recycled content, but on their long-term environmental and architectural performance. During construction, building materials will be sourced sustainably and locally whenever possible.

Included in the standard operating procedures for all construction projects in the Parks Department, every effort is made to recycle and re-purpose all materials obtained from an

existing site. Elements to be re-used on this site include the fencing, wood chips from forestry operations, the gravel base underneath the existing paving and a re-purposing of the lighting.

Improvements to the site will include sustainable elements including drought tolerant plant material, storm water elements to reduce run-off and an overall reduction in impervious pavement. In addition, the storm water elements will have interpretative signage to further the understanding of the storm water management efforts ongoing throughout Roger Williams Park.

The result will be a project that greatly improves its environment, is healthy and comfortable to visit and inhabit, is durable and efficient, and has little to no net energy consumption. We are turning an abandoned parking lot into a park.



City Plan Commission
Jorge O. Elorza, Mayor

September 24, 2018

Lori Hagen, City Clerk
Office of the City Clerk
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Councilman Terrence Hassett, Chair, Ordinance Committee

Re: Referral 3439 – An ordinance to amend the Ninth Ward Renewal Plan
Proponent: Providence Redevelopment Agency

Dear Ms. Hagen:

At a regular meeting of the City Plan Commission (CPC) on September 21, 2018 the CPC reviewed the above-referenced amendment to the Ninth Ward Renewal Plan for conformance with the Comprehensive Plan and made a recommendation to the City Council as referred by the City Clerk's Office.

The amendment under consideration would amend the property acquisition list of the Ninth Ward Renewal Plan to include certain lots for acquisition. The following properties will be added to the property acquisition list in Section 7.1 of the plan, entitled "List of Proposed Acquisition": 1197 Broad Street (AP 53 Lot 511), 1201 Broad Street (AP 53 Lot 513) and 1197 R Broad Street (AP 53 Lot 525).

These lots are the former site of a restaurant known as El Fogon. The property is set back from the sidewalk and surrounded by pavement. The paved areas were observed to be in a deteriorating condition, with weeds sprouting through cracks. The building is vacant, deteriorated, and covered with graffiti in some places. Surrounding the lot is an approximately four-foot tall black metal fence, with a larger chain link fence behind it. Piles of debris and several abandoned cars were observed around the building. Section 45-31-8 of the Rhode Island General Laws defines a "deteriorated blighted area" as a property suffering from "dilapidation, deterioration, age, or obsolescence." The property appears to be experiencing all four.

Updating the plan to include the property within the acquisition list will provide the Providence Redevelopment Agency (PRA) with the tools to acquire the property and convey it to a buyer, with the intent of ultimately eliminating conditions of blight by providing for redevelopment of the lots. The amendment contains a statement on objectives for redevelopment and redevelopment methods.

DEPARTMENT OF PLANNING AND DEVELOPMENT
444 Westminster Street, Providence, Rhode Island 02903
401 680 8400 ph | 401 680 8492 fax
www.providenceri.com

Findings

Based on an analysis of the amendment, the CPC found that the update to the redevelopment plan conforms to a number of plan objectives and would promote sustainable development.

Goal 2 in Section 4 aims to promote protection and preservation of high quality built environment. Blighted, abandoned structures run counter to this goal. The subject property is located in an area the future land use map of the Comprehensive Plan identifies as intended for Neighborhood Commercial/Mixed Use development. These areas are characterized by traditional, pedestrian and transit-oriented uses that serve local neighborhood needs for convenience retail, services, professional offices, and housing. The CPC found that acquisition of the property would allow for the property to be developed in a manner that conforms to the comprehensive plan.

Objective BE-2 calls for new development to complement traditional neighborhood character. Although specific plans for the lots are unknown, the CPC found that the acquired lots could be used for business or commercial uses, which would conform to the surrounding neighborhood's character and conform to the development prescribed by the Comprehensive Plan.

The CPC found that redevelopment of these lots would have a positive effect on the immediate surroundings. Strategy six of objective LU-1 of the plan lists the acquisition and redevelopment of vacant and blighted properties as a means to protect and enhance neighborhoods.

The CPC found that inclusion of language to specify that new development shall conform to the comprehensive plan would be in conformance with Strategy B of Objective IMP-3 of the comprehensive plan, which requires that development proposals be in conformance with the Comprehensive Plan.

CPC ACTION

Based on a review of the amendment, the CPC found the amendment to the Ninth Ward Renewal Plan would conform to the objectives of the Comprehensive Plan and voted to recommend that it be approved by the City Council.

Sincerely,



Choyon Manjrekar
Administrative Officer

Cc: Bonnie Nickerson, Executive Director, Providence Redevelopment Agency

Encl: Ninth Ward Renewal Plan Amendment

PROVIDENCE
CITY COUNCIL
2018 FEB 27 11:30

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DESIGN CONCEPT (SITE PLAN)

Broad Street Gateway

Roger Williams Park
PROVIDENCE, RI

