



**Urban Land
Institute**

Boston/New England

ULI Boston/New England Technical Assistance Panel (TAP) Program



Hospital District, Providence, RI



ULI – the Urban Land Institute

Mission

To provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

ULI is a research and education institution with over 30,000 members worldwide representing the entire spectrum of land use and real estate development disciplines, working in private enterprise and public service.

ULI at the local level

- Boston/New England District Council covers nearly all of New England
- Over 1,100 Members—developers, architects, planners, public officials, financiers, students, etc.

TAP Panelists

TAP Chairs

Dick Lampman, Barr and Barr

Panelists

Christina Calabrese, Agora Partners

Astrid Glynn, TPRG

Michael Lozano, The Community Builders

Art Stadig, Walker Parking

Christine West, Kite Architects

Rebecca Herst – Report Writer

Michelle Landers – ULI Boston/New England Director



Technical Assistance Panels (TAPs)

City of Providence, RI

ULI Boston/New England is committed to supporting the communities of New England in making sound land use decisions and creating better places. A Technical Assistance Panel (TAP) brings together of a group of ULI members with a range of professional expertise to provide focused, collaborative consultation to a local government or qualifying non-profit organization.

This TAP

- **Sponsored by the Providence Redevelopment Agency**
- This panel looked at the full range of options from an unbiased perspective.
- Panelists include experts in the fields of construction, architecture, development, planning, transportation, and parking.
- **Panelists have donated their time**
- Final Deliverable – Written report (8 weeks) will be available at <http://boston.uli.org>

The Process

Briefing

- Panelists met with sponsors and received briefing materials

Site Visit:

- Panelists toured the Hospital District, The Jewelry District and the Upper and Lower South Side

Panel interviewed stakeholders today including:

- City officials
- Elected officials
- Institutional leaders
- Private property owners
- Local developers
- Local community organizations

The Panel's Assignment

Address the following questions:

- **Barriers & Constraints** – In preparing a Redevelopment Plan for the Healthcare District, what infrastructure component are most critical to catalyze new development and what are the best practices to implement/finance such improvements?
- **Parking** – Understanding that surface parking is a major current issue that inhibits growth, what strategies should the PRA follow to most quickly/efficiently provide parking structures; in capital investment and via operations?
- **Complementary Services and Mix of Uses** - What types of uses, support services and amenities (support retail, dining, retail, residential, lodging) should the PRA be incentivizing to encourage long term success and to seek the highest and best use/appropriate density?

Opportunities

- One of the largest employers in the state
- Potentially Developable land
- Convenient Location
- Synergies with 195 and Institutional Development
- Ability to integrate with neighborhood
- New employment opportunities
- Growth potential
- Amenities for residents and institutions
- Serves all populations – every resident of RI
- Historic, diverse neighborhood

Infrastructure Components

In preparing a Redevelopment Plan for the Healthcare District, what infrastructure component are most critical to catalyze new development and what are the best practices to implement/finance such improvements?

- Use Complete Street guidelines – Especially on Eddy, Blackstone, and Dudley
 - Bikes, Pedestrians, Cars, Transit
- Think urban vs. suburban strategies



Infrastructure Components

In preparing a Redevelopment Plan for the Healthcare District, what infrastructure component are most critical to catalyze new development and what are the best practices to implement/finance such improvements?

- Connect Jewelry District and Hospital District
 - Overpass (Point Street)
 - Underpass (Eddy Street)





Infrastructure Components



Infrastructure Components

In preparing a Redevelopment Plan for the Healthcare District, what infrastructure component are most critical to catalyze new development and what are the best practices to implement/finance such improvements?

- Institutional Collaboration
 - Assign point person from city to act as liaison to institutions (hospitals, schools, neighborhood)
 - Area TMA
 - Combined shuttle
 - Mode neutral transportation subsidies
 - Combined parking?
 - Signage and Wayfinding
 - Think of Providence as a “host community”



Parking

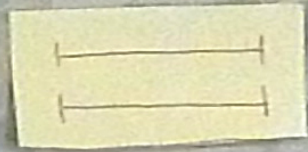
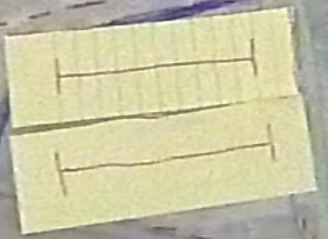
- Understanding that surface parking is a major current issue that inhibits growth, what strategies should the PRA follow to most quickly/efficiently provide parking structures; in capital investment and via operations?
- Parking is a limiting condition – Achievable Density is less than expected
 - Hospital parking needs are intense
 - Can't develop dense project because it will increase parking need
 - 10-15 parking structures would be required to meet demand



Parking

- Understanding that surface parking is a major current issue that inhibits growth, what strategies should the PRA follow to most quickly/efficiently provide parking structures; in capital investment and via operations?
 - Some structured parking is feasible
 - Replace surface parking with structured parking
 - Potential for improved parking (more convenient) for RI Hospital
 - Leverage public investment for a win-win
 - Support Flynn site and other development opportunities
 - Connect to neighborhood with amenities





STREET NAME

STREET NAME

Blue
Red
Green



Uses

- What types of uses, support services and amenities (support retail, dining, retail, residential, lodging) should the PRA be incentivizing to encourage long term success and to seek the highest and best use/appropriate density?
 - Medical Office Building (MOB) & Medical Research
 - Hotel – Extended stay in partnership with hospitals
 - Neighborhood Retail/Restaurant with housing
 - Assisted Living/Skilled Nursing



Recommendations & Next Steps

- Parking Structure on Site A – which gives parking for Flynn and replaces parking that would be taken away by Prairie Development
- PRA Takes Lead on developing a connection between institutions, the city and neighborhood stakeholders
- Set up discussions with private developers who might be interested in partnering on site
- Invest in streetscape for Dudley and generally make streets more pedestrian friendly; improve underpass



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Questions?

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