BLUEPRINT FOR RESPONSIBLE DEVELOPMENT
IN PROVIDENCE’S HISTORIC, URBAN NEIGHBORHOODS

PREFACE

As part of its core mission, the West Broadway Neighborhood Association (WBNA) is focused on reviving the main commercial corridors and other commercial nodes of its neighborhood to support environments that integrate the existing urban and historic design, complement the diversity of the neighborhood, and invite residents and visitors to walk to neighborhood businesses and services.

To that end, WBNA sets forth the following blueprint for development. This blueprint will serve as a tool to evaluate and measure all development: new, infill, demolition, rehabilitation or renovation, against the benchmarks the Westside residents have established. The goal of this document is to enhance the diverse social, cultural and economic resources in the neighborhood, and to provide a model for all citizens of Providence who want to improve the quality of life in their neighborhood.

BENCHMARKS

WBNA’s blueprint for responsible development supports projects that address the following

Historic integrity

- Preserve and reuse historic buildings wherever possible
- Promote development that seeks to reuse the existing built environment before considering demolition
- Provide for appropriate environmental cleanups, particularly for mill buildings that symbolize our heritage as a birthplace of the industrial revolution
- Integrate with the natural, historic, urban, architectural, cultural and economic resources of the neighborhood, the city and the region

Quality of life

- Promote civic pride by meeting the highest standards for fine grain urban design, and functional livability
- Encourage mixed uses including affordable living & working spaces
- Balance the need for multi-modal transportation infrastructure while accommodating safe accessible pedestrian, bicycle, automobile, trolley, bus and wheelchair traffic
- Improve the environment by providing inviting public spaces with plenty of trees, landscaping and greenery
- Enhance air and water quality, reduce auto related runoff and increase natural absorption
- Increase recreational opportunities
- Encourage development that recognizes the growing desirability of the neighborhood as a place to raise a family.
- Comply with the city comprehensive plan, neighborhood plan, zoning ordinance, local and national historic districts, and city plan commission regulations

Economic development

- Create opportunities for economic development that support existing businesses, encourage new businesses, and provide good wages and profits for local residents
- Attract small-scale retail businesses such as grocery stores, bookstores, cafés, etc, that serve neighborhood residents
- Create a balance of retail businesses in the commercial nodes to promote a healthy, diverse mix of products, costs, services, entertainment and jobs
- Seek creative alternatives to on-site and on-street parking to alleviate the growing pressures on existing parking.
- Build on Providence’s reputation as a city that is notable for ingenuity, design, outstanding architecture, incomparable quality of life and, true to it's founder, resolute in it's ideals as a place for individual liberty and great civility

PUBLIC POLICY

WBNA supports a public review process for new and redevelopment projects. Specifically, WBNA supports a public process that:

- Is open and sensitive to the input of all affected parties and that clearly reflects the highest principles of citizen access.
- Includes all residents in a comprehensive, open, and rigorous public review process
- Comprehensively reviews development projects through the appropriate agencies

Revised and approved by CDC on September 9, 2015; Approved by WBNA Board on 12/28/2015