

To: Jewelry District Association Board

From: Planning and Zoning Committee

RE: Recommendations to the JDA from the Building and Zoning Committee on responses to the recently released Krieger Redevelopment and Marketing Analysis of the 195 Relocation Surplus Land:

We recommend to the JDA board that the following items be supported by the Jewelry District Association and communicated in writing to the City of Providence.

- 1) Over short and long term, a champion is needed to implement the visions and plans in the study that are ultimately agreed upon
- 2) Over the shorter term, how to sequence development and come up with interim uses on underdeveloped parcels to create the dens, mixed-use, urban district of the stakeholders' vision, creating an attractive environment to promote longer term development.
- 3) Need for ongoing, neutral, professional help to guide thru the process but also keeps the stake holders involved.
- 4) Need to come up with a detail plan for Maintenance issues and funding on open space and infrastructure, as well as funding mechanisms for infrastructure, maintenance, and structured parking.
- 5) Need to determine thru if zoning: if building heights are to promote uniform or varied heights in the core vs. the periphery, sidewalk widths that critical to pedestrian districts, Pedestrian corridors through buildings, pedestrian connections to park over Eddy/Dyer
- 6) Determine how structured parking, as set forth in the Cecil Study, becomes a reality. Support a funding mechanism for Parking structures such as TIF, a Providence Off-Street Parking Authority and or a district wide property assessment. Parking management district? Garrahy, Allens/Eddy split? Shuttle or street car servicing parking areas.
- 7) Support a street car line from RI Hospital, thru the Jewelry District and Downtown, to Brown/Thayer Street.
- 8) Work with institutions to maximize public benefit from their projects: i.e. Frances Halsband study, Lifespan plans for Coro, Care New England research space expansion, student dorms?
- 9) No extension of Eddy street through lots 22 and 25
- 10) Need zoning to allow the flexibility to have more than one building on lot without revising deeds or variances

Draft Memo for discussion purposes

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- 11) Surface parking restrictions for primary use to apply to Jewelry District as well as to Downcity
- 12) Consider perimeter parking equally with central parking
- 13) Support the use of Kevin Hively, hired by City Planning, to look into a number of ways other cities have used consortia of government, institutions and developers to market and implement development of knowledge districts and make recommendations on what model may work for Providence.