



BROWNFIELD SITE REUSE ASSESSMENT SUMMARY

FORMER ULRI BUILDING

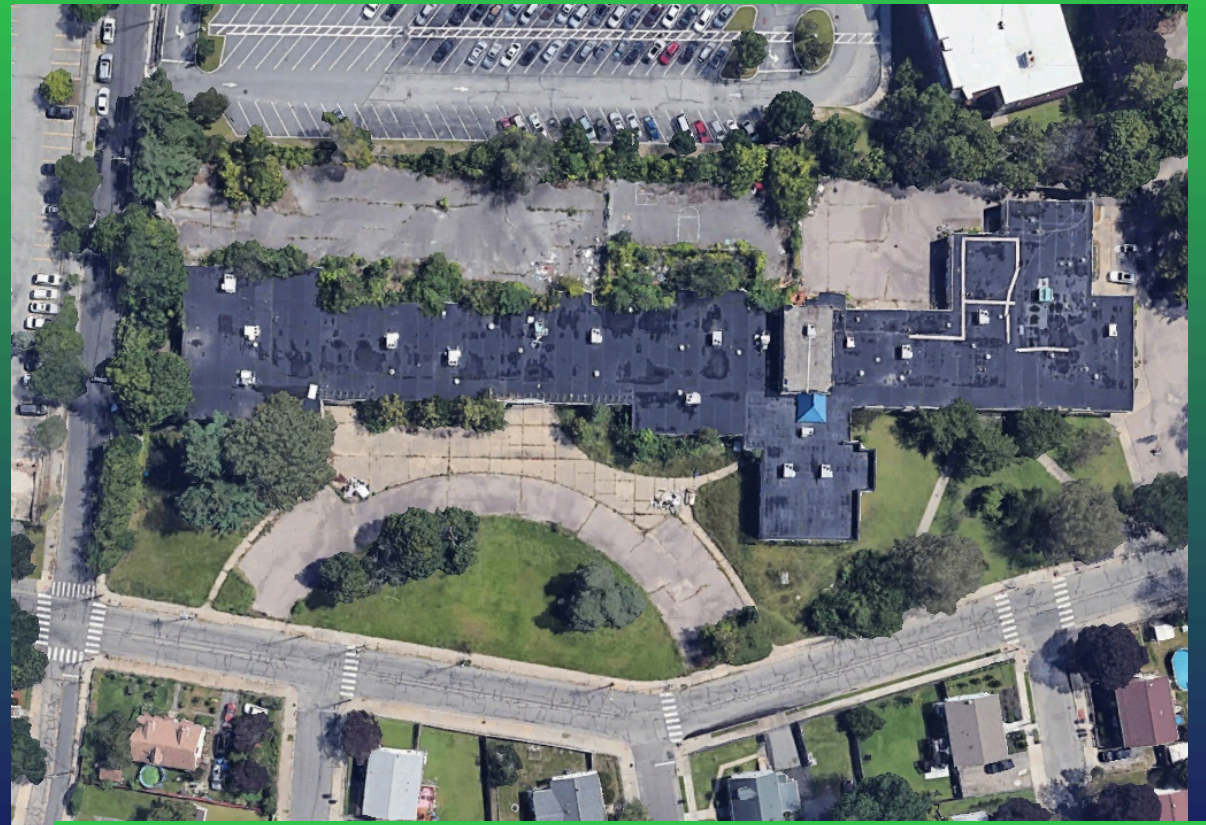


Proposed Mixed-Use (Commercial/Residential) and/or Municipal

C
U
R
R
E
N
T

PROPERTY INFORMATION

Address: 246 Prairie Ave, Providence, RI
Property Size: 4.6 Acres
Current Zoning: Commercial (C3)



Site History

The site was originally a single-family residential neighborhood. In 1954, up to 200 families were displaced as homes were demolished in the late '60s/early '70s and replaced with the existing office-style building, which housed various community services/entities including the Urban League of RI (ULRI) until being acquired by the Providence Redevelopment Agency in 2022.

Considerations

The site has a long history of displacement and incongruity with community needs and desires. Planning studies identified the need for housing of diverse tenure, size, and price. Ensuring that any future redevelopment of the site aligns with the neighborhood's needs was a guiding principle for the reuse alternatives.

Reuse Alternative

Reuse Scenario A is 42 detached single-family residences. **Scenario B** is mixed-use commercial and residential (multi- and single-family housing). **Scenario C** is mixed-use commercial and residential (multi- and single-family housing) and a community center. **Scenario D** is a combination of A-C with the addition of dedicated commercial space.



C
O
N
C
E
P
T



UConn TAB worked with Providence Redevelopment Agency to develop a conceptual reuse plan for this brownfield site.