

# Agenda

- **Welcome** – Carole Cornelison, RI Division of Capital Asset Management and Maintenance
- **Presentation from Consultant** – Jessica Robertson and Tim Love, Utile
  - Recap of Planning Process to Date
  - Outline of Request for Information
  - Summary of Responses to Request for Information
- **Questions and Comments** – Stacie Smith, Consensus Building Institute



# Purpose of Today's Meeting

- Keep the community informed about the Armory reuse process
- Give an overview of the responses to the recent Request for Information (RFI)
- Answer questions and hear comments from the community

# Recap of Planning Process to Date



# What's been going on with the Armory?

- RI Division of Capital Asset Management and Maintenance manages ongoing restoration and preservation work, such as repointing brick and replacing boilers
- Utile was hired in 2017 to assist with reuse planning

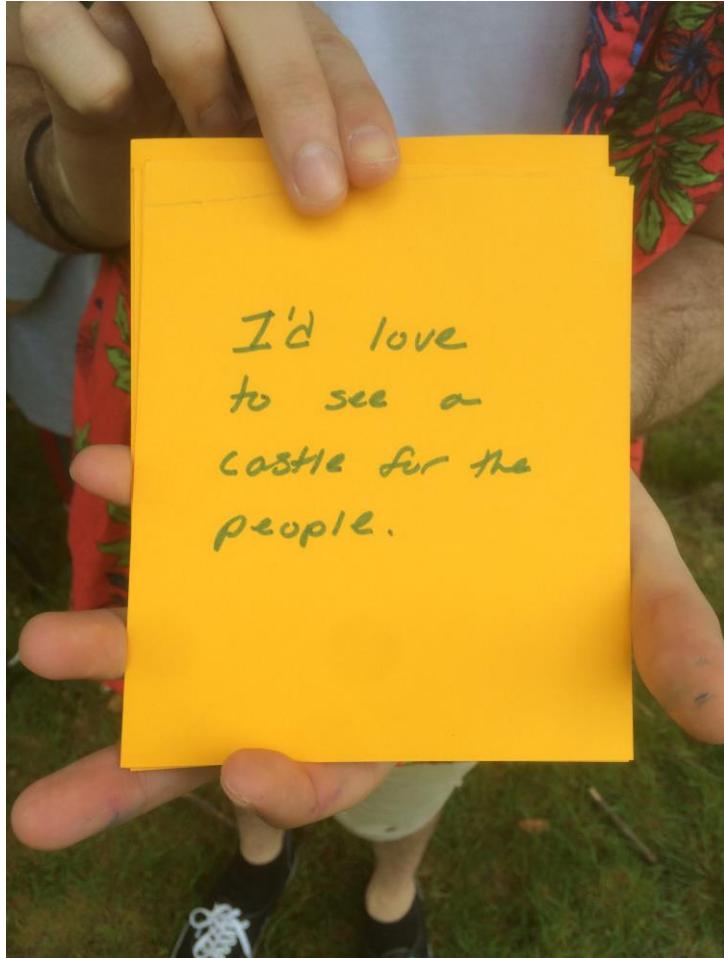


# Steering Committee

- A Steering Committee of stakeholders and residents has been meeting since 2016, with new community members added in 2018
- Purpose: to ensure ongoing community input into the reuse process
- Active members listed at right

Name	Affiliation
Anastasia Williams	State Representative
Brenna McCabe	RI Department of Administration - Communications
Brent Runyon	Providence Preservation Society
Carole Cornelison	RI Department of Administration
Dwayne Keys	South Providence Neighborhood Association
Gloria Johnson	West Elmwood Housing Development Corp
Jason Martin	City of PVD preservation planner
Joe Riccio	RI Commerce
Jonathan Depault	RI Department of Administration
Kari Lang	WBNA
Lesley Bunnell	Resident
Mark Barnes	RI Department of Administration
Micah Salkind	City of PVD AC+T
Michael DiBiase	RI Department of Administration
Oscar Mejias	RI Hispanic Chamber of Commerce
Rachel Miller	Providence City Council
Rachel Robinson	Providence Preservation Society
Roberta Groch	RI Department of Administration - Planning
Roberta Randall	RI Historical Preservation & Heritage Commission
Sam Bell	State Senator
Stephanie Fortunato	City of Providence Arts Culture + Tourism
Teresa Guaba	Neighbors 4 Revitalization
Tom Bovis	RI Department of Administration - Purchasing
Valerie Talmage	Preserve RI

# City of Providence partnered with artist Christopher Johnson to solicit reuse ideas from the community in 2017



Photos by Kathleen McAreavey and Atomic Clock



# West Broadway Neighborhood Association Outreach

- The WBNA hosted two public meetings in 2018
- Led tours of the building during PVDFest in 2017



# Neighborhood Survey

- Rep. Williams and Lesley Bunnell collected more than 100 reuse ideas in late 2018/early 2019



**GOT A VISION...  
BRING IT!!**

**TIENES UNA VISIÓN... TRAELA!!**

**YOUR THOUGHTS/TUS PENSAMIENTOS** Para que atan niño sanos  
**YOUR OPINIONS/TUS OPINIONES** clubes de fútbol  
**YOUR DREAMS/TUS SUEÑOS** para un futuro mejor  
(Turn over to add more/Voltee para agregar más)

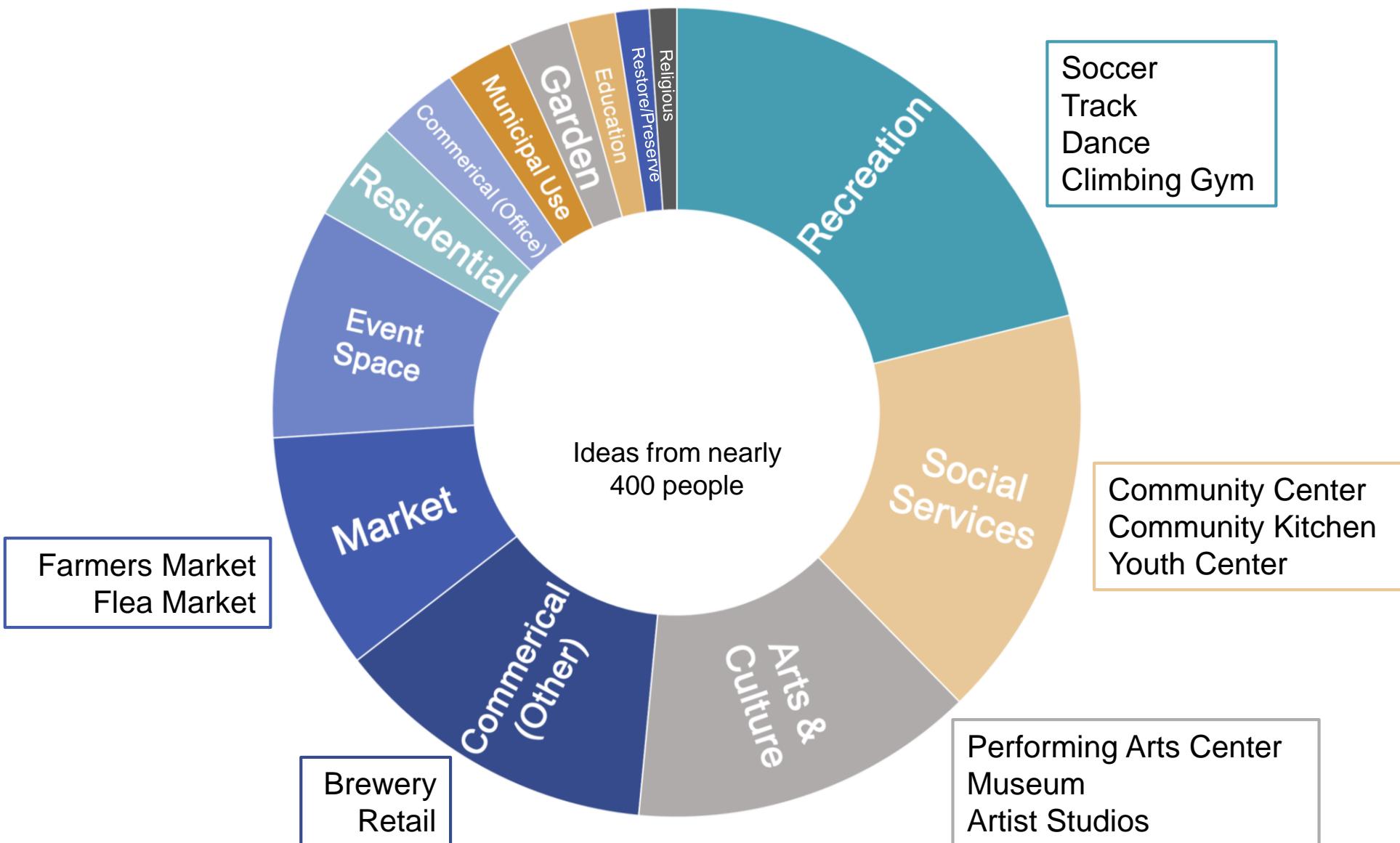
**SAMIENTOS** This should be a social hall with a stage  
**ONES** Social hall with a stage  
**S** Stage for live bands, theatres etc.  
(id more/Voltee para agregar más)

**MIENTOS** Be beneficial especially if it is affordable.  
**NES** A family market would be beneficial to the community.  
(more/Voltee para agregar más)

**SAMIENTOS** SWEET 16'S WEDDINGS BDAY PARTIES  
**ONES** SOCIAL CLUB  
**S** id more/Voltee para agregar más)

**ROS** Daycare + afterschool programs.  
(tee para agregar más)

# Residents have lots of ideas for how to reuse the Armory



# Community Organization Survey

- Community organizations expressed interest in renting space in the Armory in the future for a wide range of activities:
  - Performing arts (theater, dance, improv comedy): rehearsal, education, performance
  - Visual arts: education, exhibitions, studio spaces
  - Event space: conferences, university graduations, nonprofit galas, church services
  - Markets: flea market, flower show
  - Clothing manufacturing and tailoring business
  - Zen meditation and martial arts
  - Medieval re-enactment



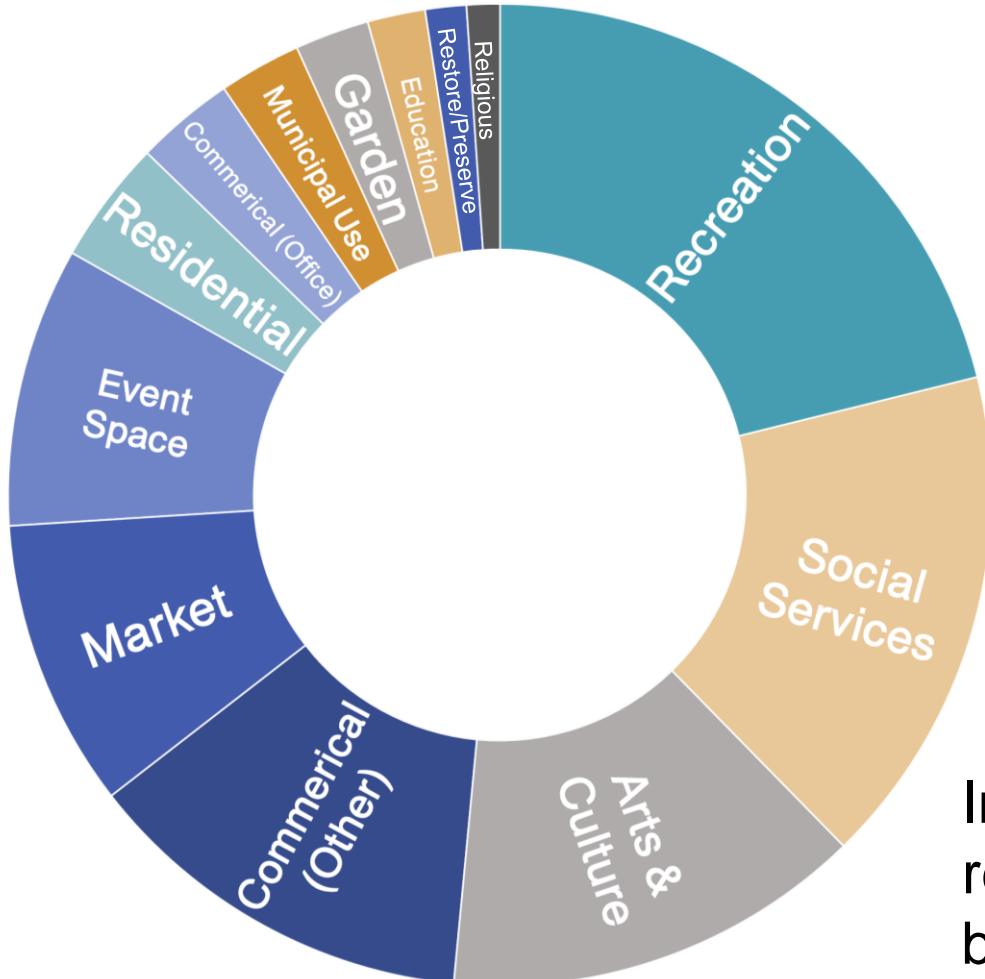
# Request for Information (RFI)



# What is a Request for Information (RFI)?

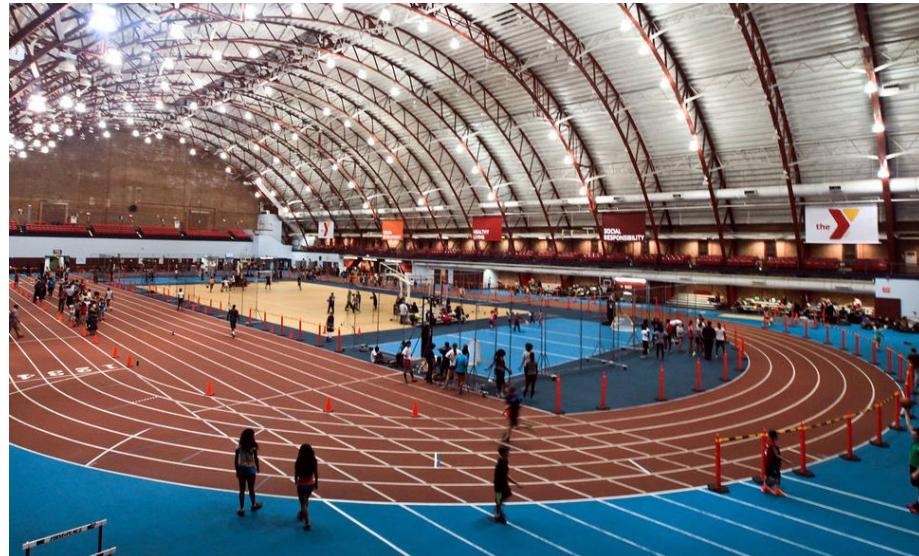
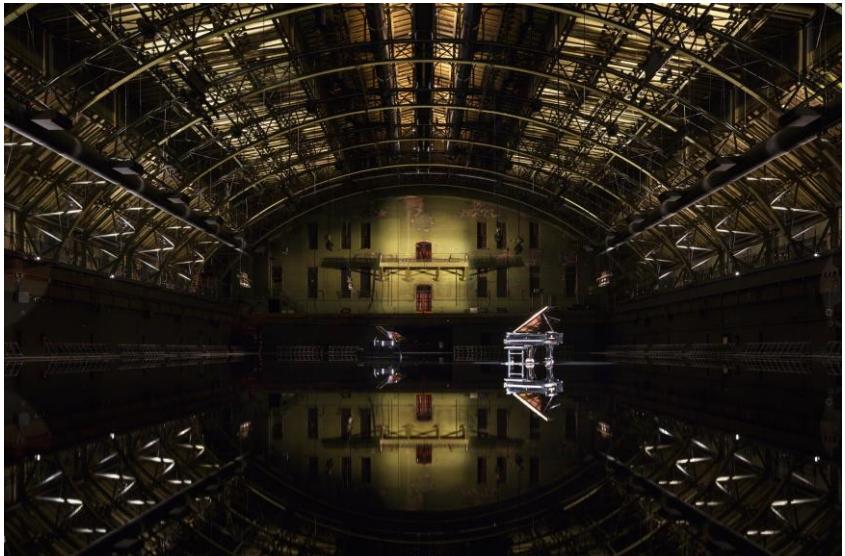
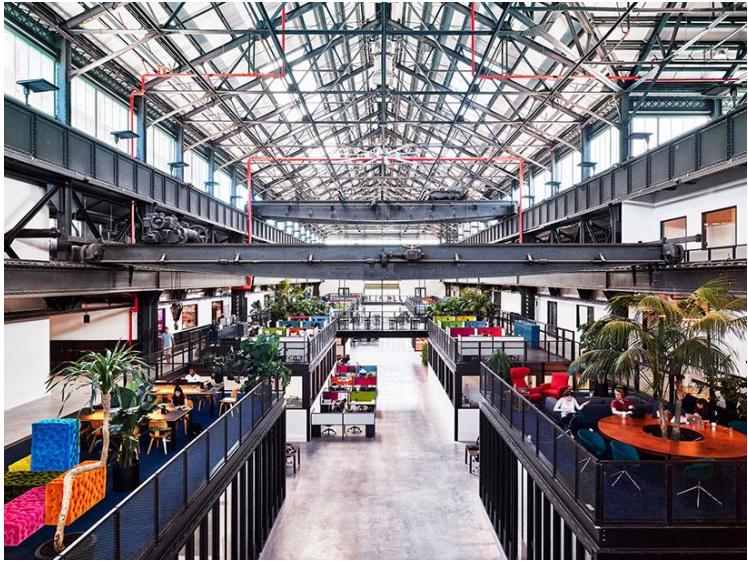
- The RFI process allows the state to learn what kinds of potential users are out there.
- **It does NOT result in the State contracting with anyone.**
- The information gained from the RFI enables the State to write a better Request for Proposals (RFP) that is more specific about what the State wants and expects from potential partners.
- **RFI Released in Fall 2018**

# Interim report prepared by Utile with the Steering Committee was included as part of the RFI



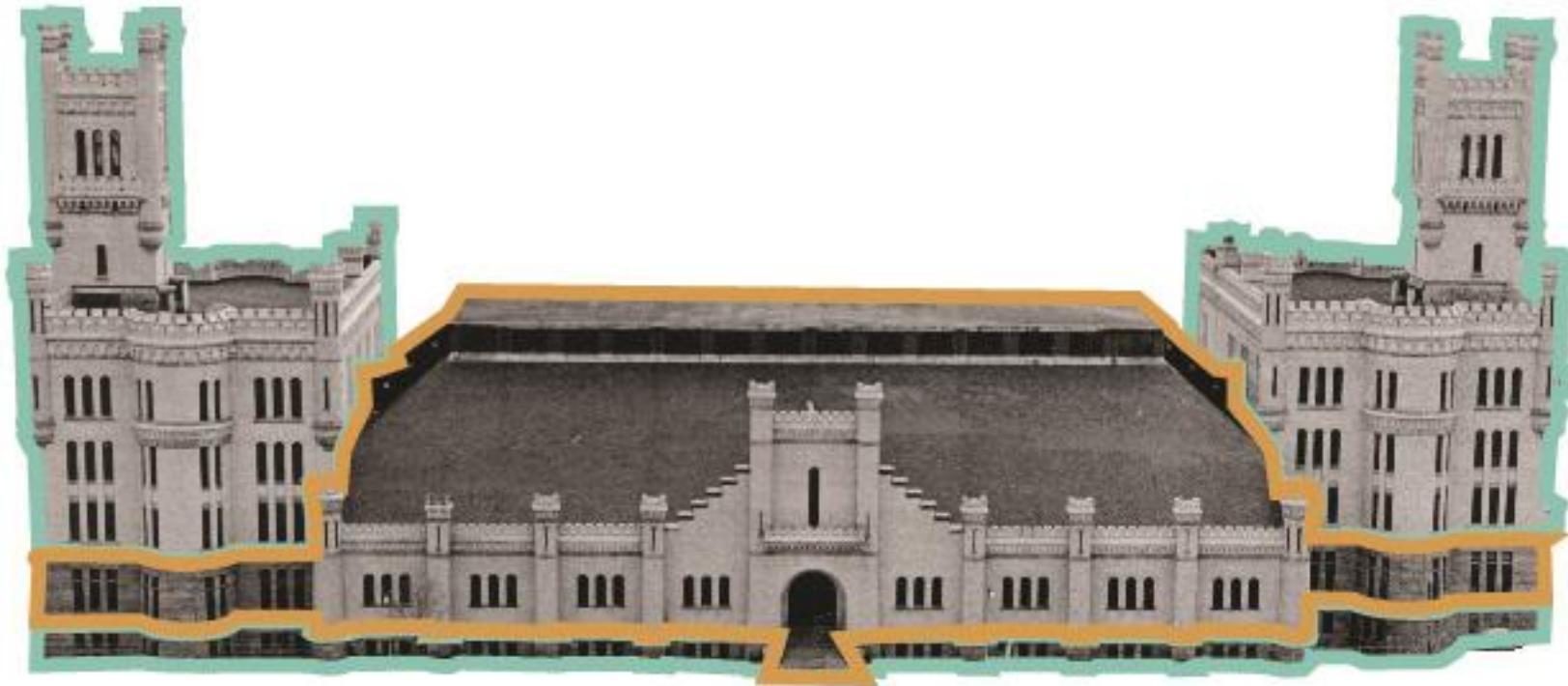
Interim report included  
reuse ideas generated  
by the community

# Report included precedents for reuse of armories & large spaces

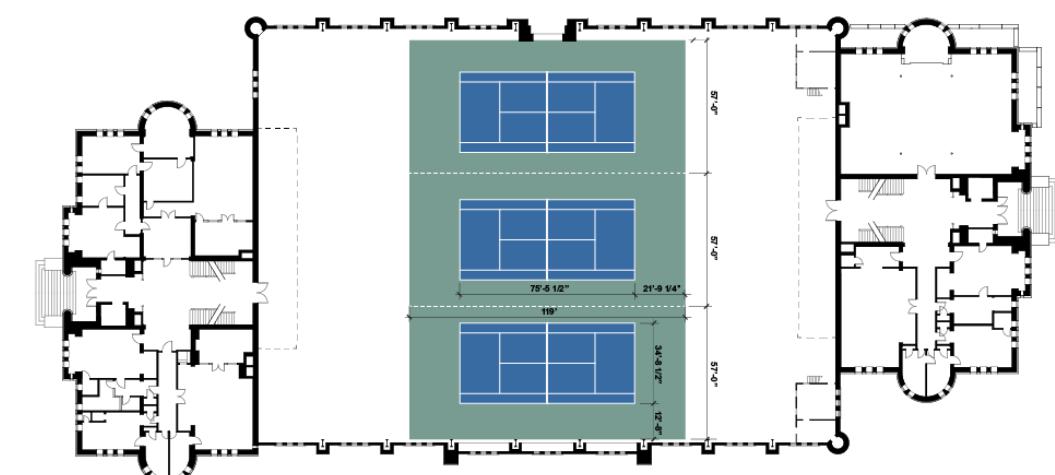
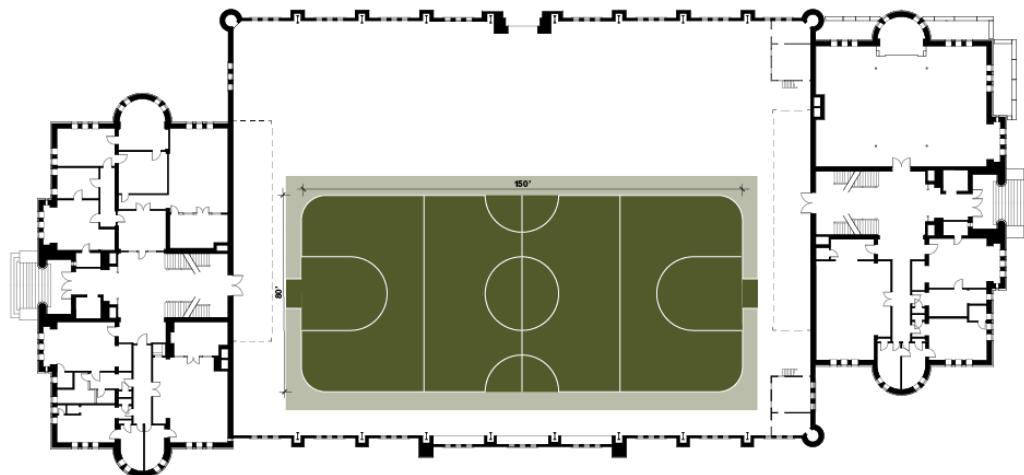
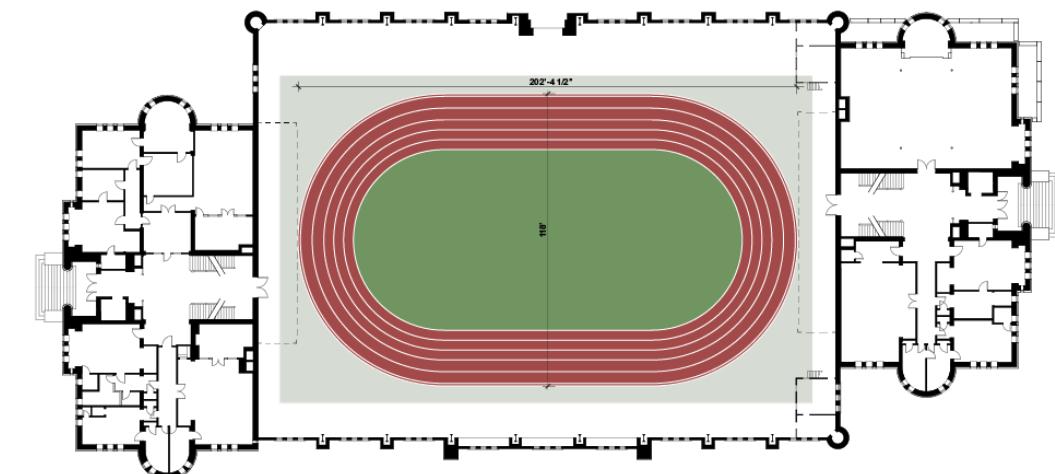
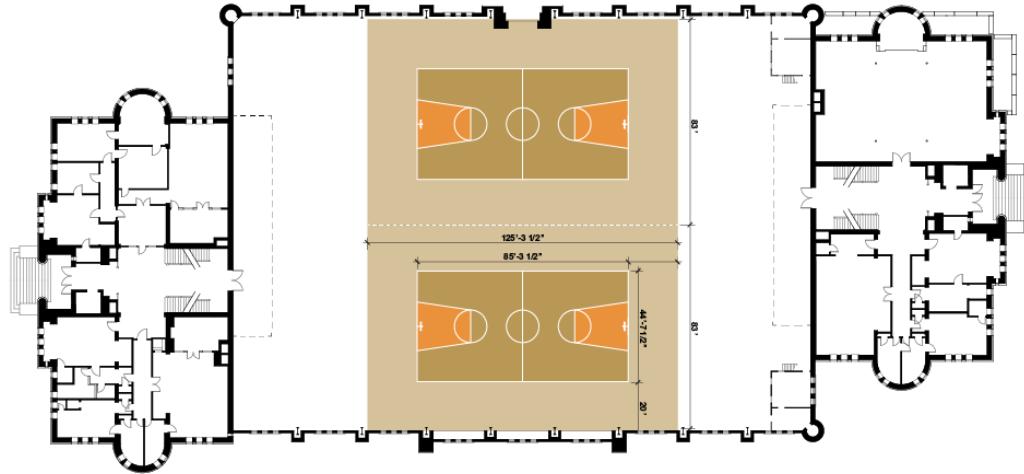


# Flexibility and community access

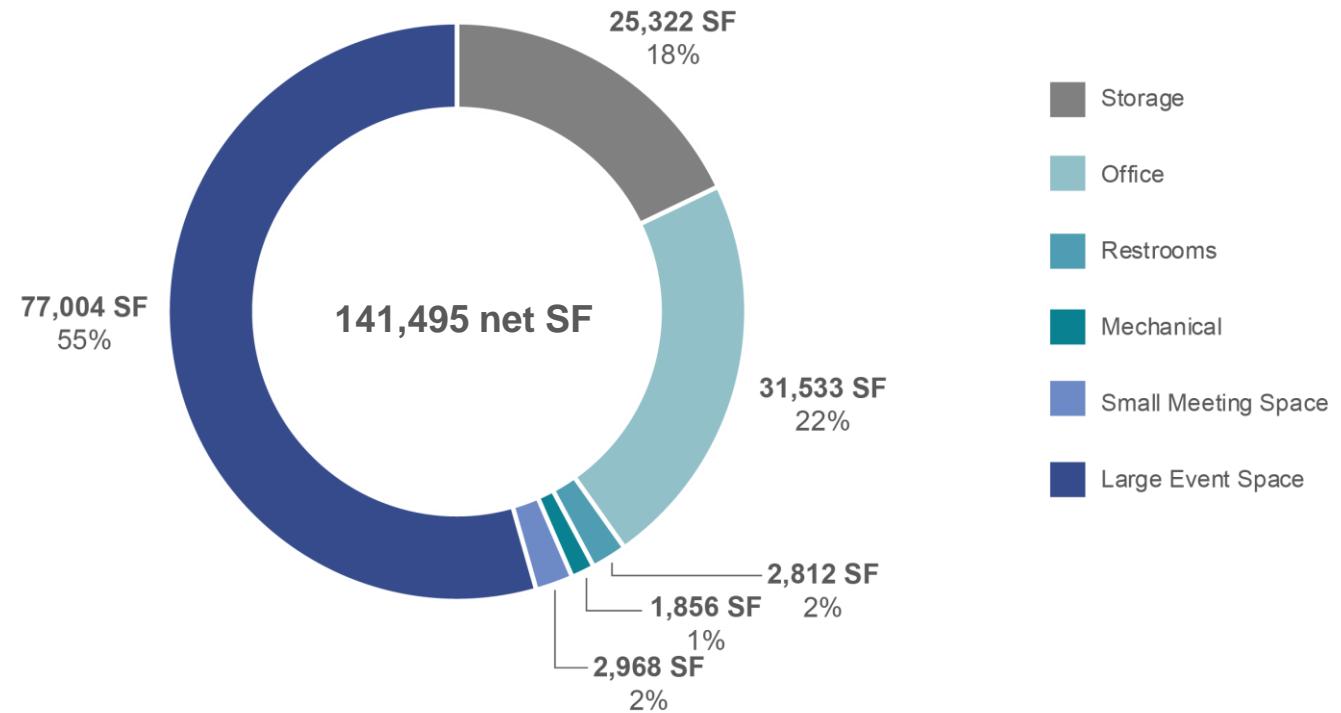
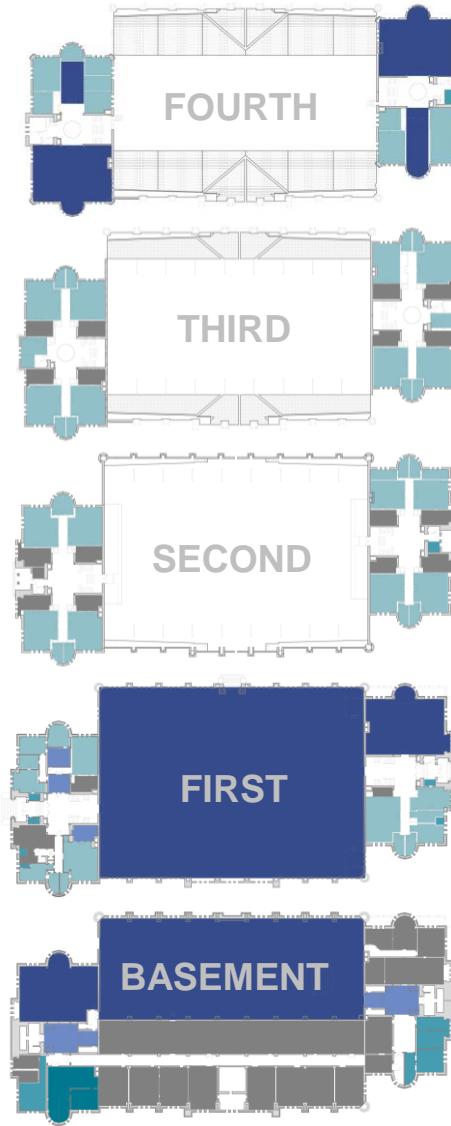
- Strategic renovations would allow the Armory to function almost as three separate buildings with different tenants in the drill hall and towers, and even separate spaces within the towers
- The drill hall could be used by multiple organizations at different times depending on the primary use



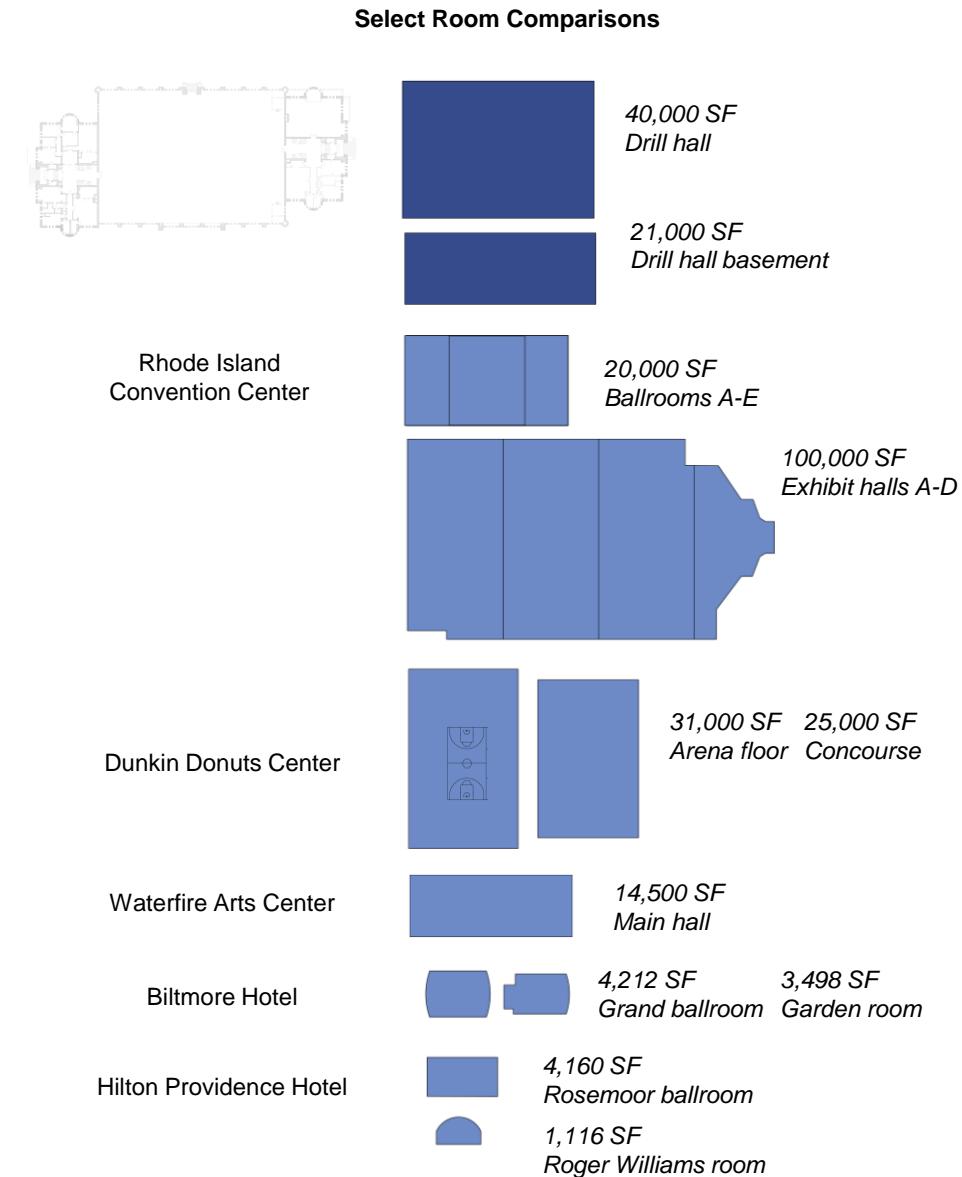
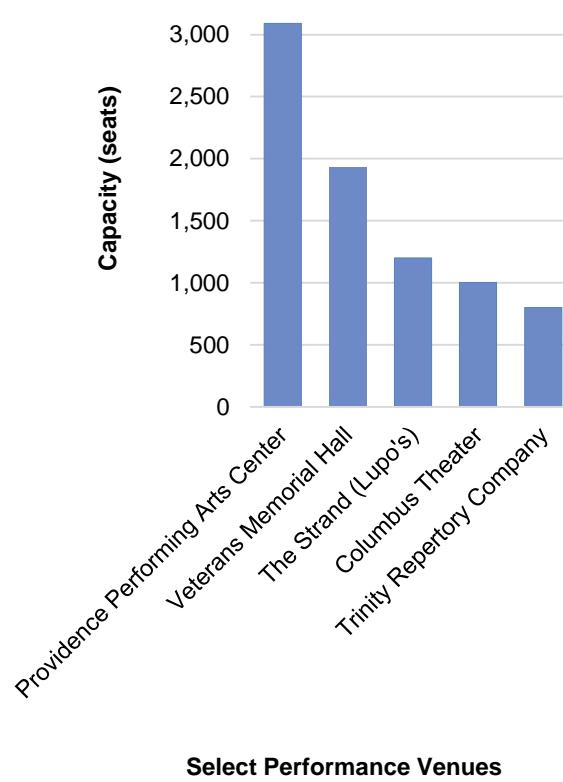
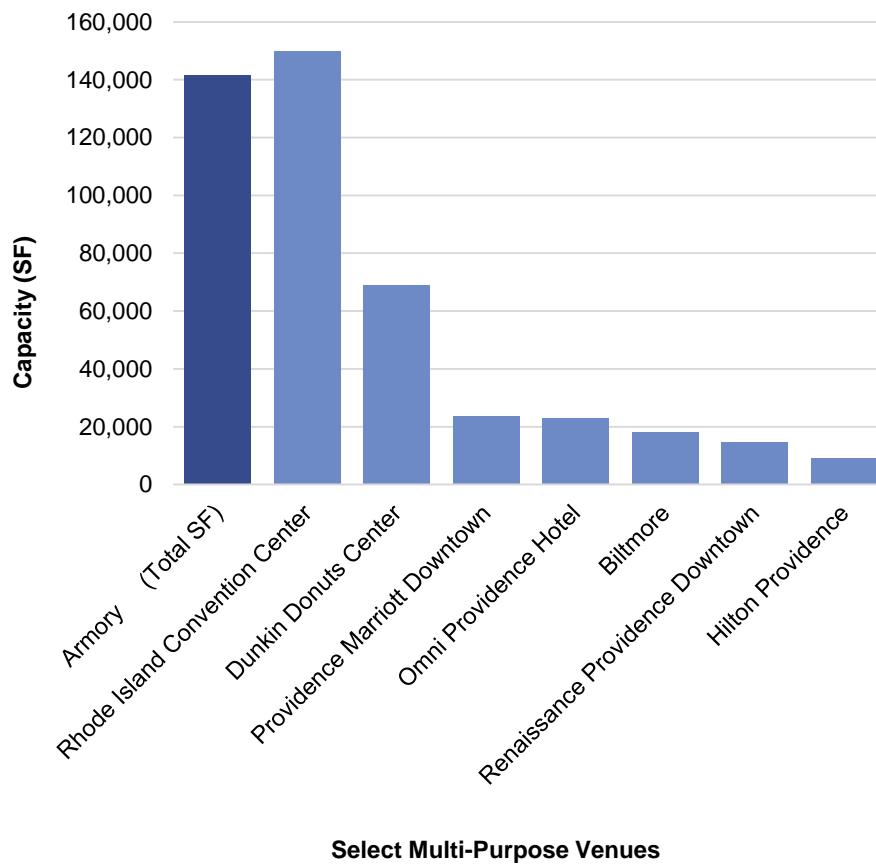
# The Drill Hall is large enough for regulation-sized sports facilities



# There are a wide range of spaces in the building



# The Armory is one of the largest venues in Providence



# Goals for pragmatic phased reuse

- The best reuse options:
  - can use the drill hall and/or towers “as is”
  - benefit from the historical ambiance and powerful iconography of the existing structure
  - either invite the public in or can share the building with community and cultural organizations

# RFI Responses



# RFI Responses

- Four responses
- Two local, two from out of state
- Proposals ranged from very specific, with multiple partners lined up, to broad ideas that focused on process with very little detail on potential uses of the building
- **Not disclosing specifics of the teams that responded, in order to maintain a level playing field for the next phase**

# Proposed Uses

- Potential uses proposed by teams that had specific ideas:
  - Event venue
  - Arts venue (performing and visual arts)
  - Athletic events
  - Education: preschool, K-8 charter school, grade 9-12 vocational school, adult education, workforce training for building trades

*Precedents*



# Reuse Concepts

- Some proposals included specific uses for the entire building; other proposals assumed partnerships with outside organizations for specific spaces within the Armory (towers, basement)
- Most proposals included or allowed for events in the drill hall that would be open to the general public
- Most proposals would keep the historic structure intact

# Team Structure

- Team structure varied:
  - Two were led by experienced design teams but without a lead developer and/or management entity after the project is complete
  - One was led by a management entity but didn't include a design team or developer
  - One was led by a developer without a clear vision of the future use

# Financial Proposals

- Some of the proposed uses may generate enough revenue to cover operating costs, but capital costs will require public support
- Proposals included capital cost estimates ranging from \$40M - \$70M. Major capital expenditures include ADA accessibility, restrooms, etc.
- Financial proposals had varying levels of specificity; most assumed use of historic tax credits and other potential subsidies
- Most proposals took a phased approach

# **What we need to learn more about in the next phase**

- More detail on financing, including costs, revenues, and funding sources
- Implementation plan – phased approach or all at once?
- Team's experience implementing the specific uses that are being proposed
- Market analysis for specific uses being proposed
- How potential impact to the community will be addressed
- More detail on approach to community access and community benefit

# What happens next?

- The Armory Steering Committee and the RFI Technical Review Committee will work with the RI Department of Administration to write a Request for Proposals (RFP)

# Questions and Comments





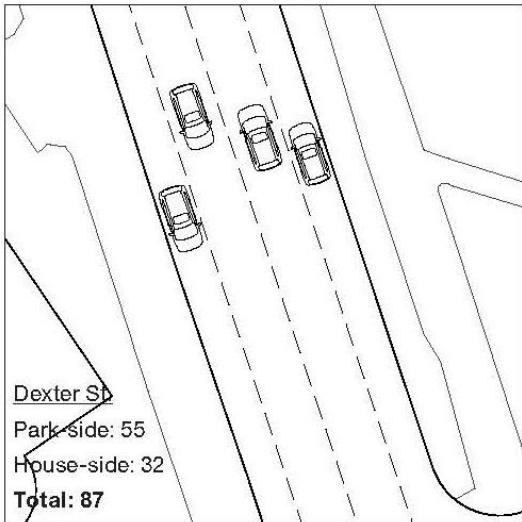
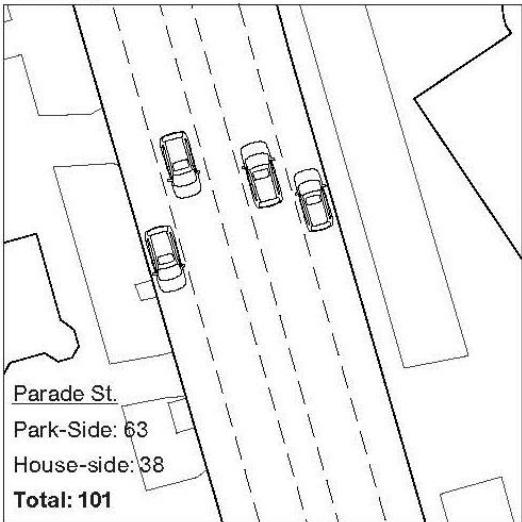
# Ground Rules

- Please be concise – allow others to speak, and do not interrupt others
- Please be respectful – direct comments to issues and concerns, not individuals or agencies
- Please be constructive – focus on the topic at hand, and what you would like to see happen

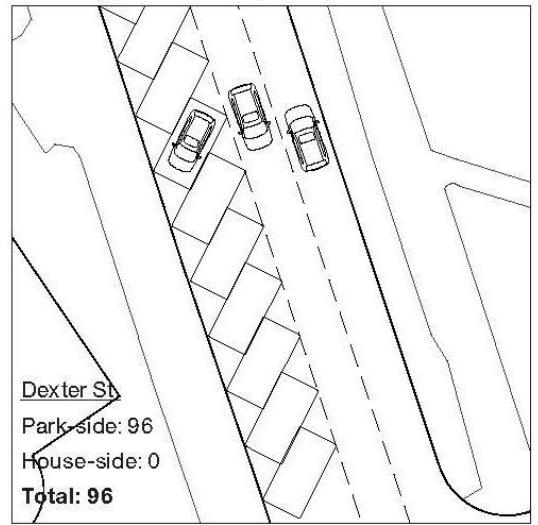
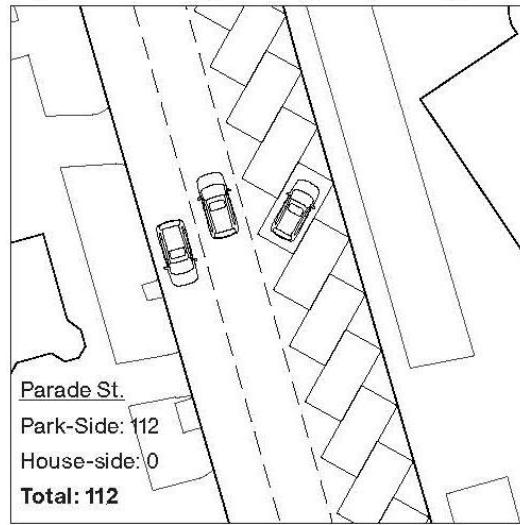
# Transportation options

- Up to 300 on- and off-street parking spaces could be made available
- Several RIPTA bus routes serve the Armory, including the #31 which comes every 12-14 min
- RIPTA is currently updating their long-range plan, and considering increasing frequency and service hours on routes that serve the Armory

Existing



Option 1: 45 degree angled parking: Net gain of approximately 20 spaces



Option 2: 90 degree parking: Net gain of approximately 95 spaces

