

# Agenda

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

# Purpose of Today's Meeting

- Keep the community informed about the Armory reuse process
- Answer questions and hear comments from the community

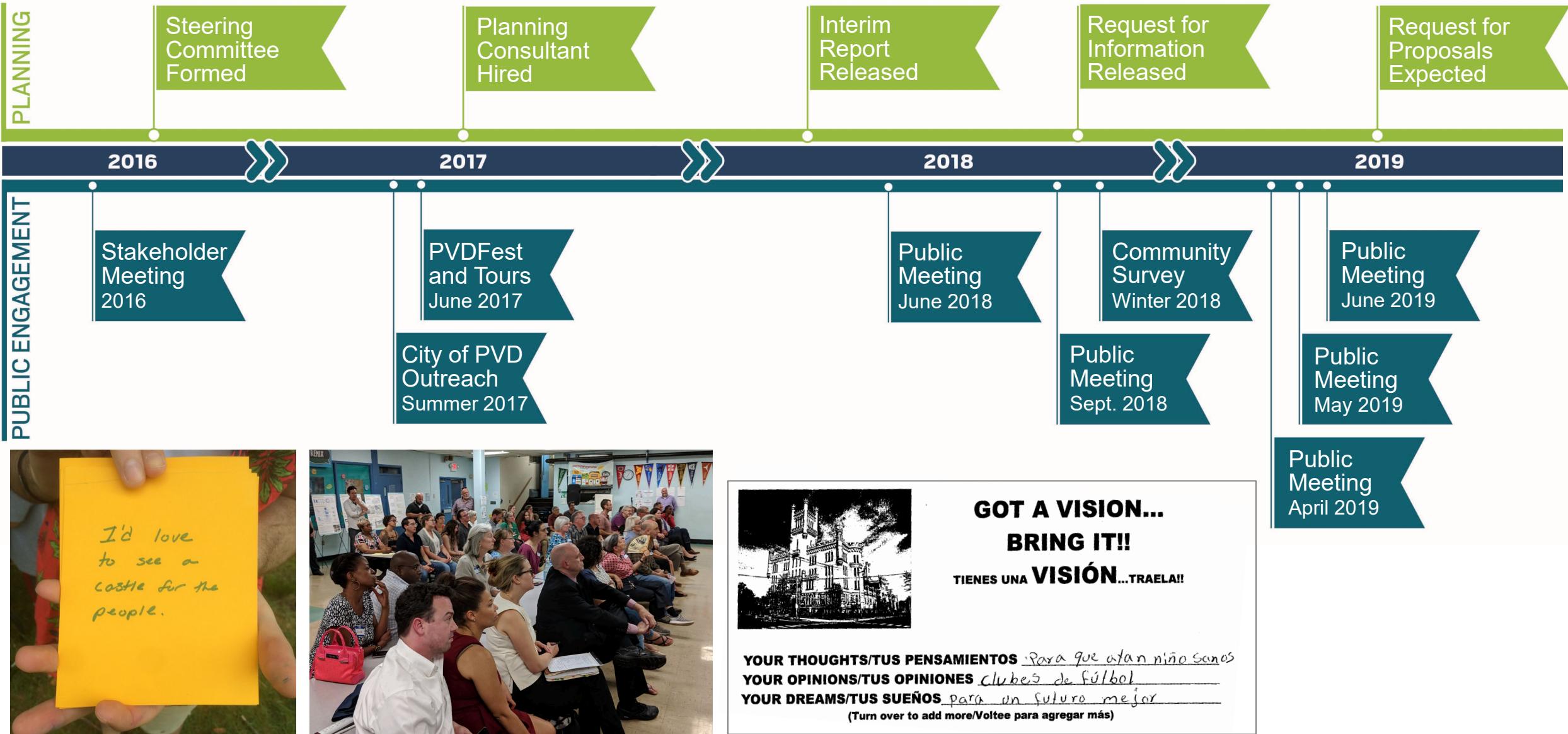
# Background

- The State and the City do not have the capacity to renovate and operate the Armory for purely public uses – if they did, they would have done so a long time ago!
- However, the State is spending significant sums each year to preserve a mostly-empty building, which is unsustainable
- Therefore, the State is seeking a private sector partner that can take on some of the financial burden
- The goal is a combination of community and revenue-generating uses

# Recap of Planning Process to Date



# Process timeline

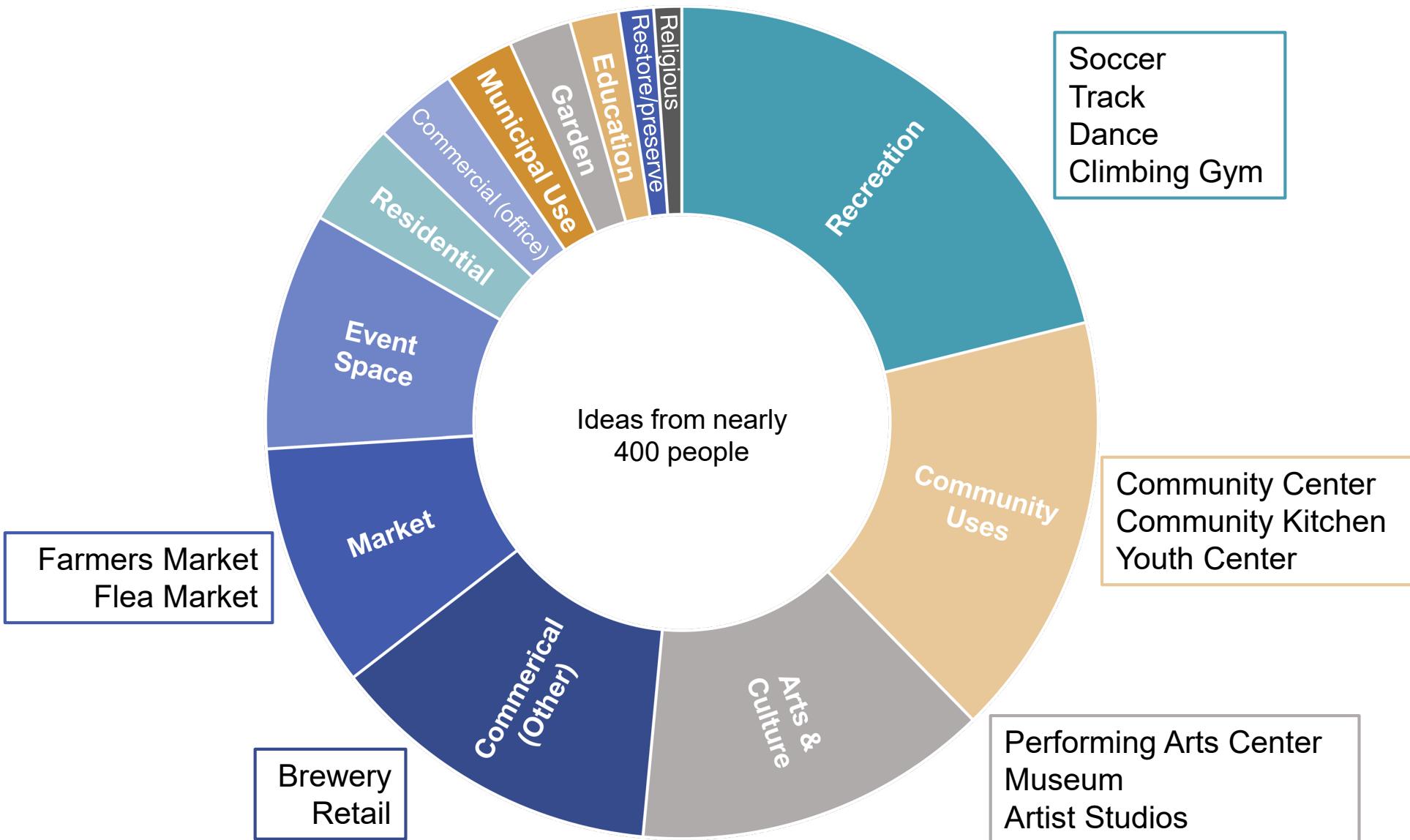


# Steering Committee

- 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                             |
| Sam Bell              | State Senator                                    |
| Rachel Miller         | Providence City Council                          |
| <b>Dwayne Keys</b>    | <b>South Providence Neighborhood Association</b> |
| <b>Gloria Johnson</b> | <b>West Elmwood Housing Development Corp</b>     |
| <b>Kari Lang</b>      | <b>West Broadway Neighborhood Association</b>    |
| <b>Lesley Bunnell</b> | <b>Resident</b>                                  |
| <b>Oscar Mejias</b>   | <b>RI Hispanic Chamber of Commerce</b>           |
| <b>Teresa Guaba</b>   | <b>Neighbors 4 Revitalization</b>                |
| Brent Runyon          | Providence Preservation Society                  |
| Rachel Robinson       | Providence Preservation Society                  |
| Roberta Randall       | RI Historical Preservation & Heritage Commission |
| Valerie Talmage       | Preserve RI                                      |
| Jason Martin          | City of Providence Preservation Planner          |
| Stephanie Fortunato   | City of Providence Arts Culture + Tourism        |
| Micah Salkind         | City of Providence Arts Culture + Tourism        |
| Joe Riccio            | RI Commerce                                      |
| Michael DiBiase       | RI Department of Administration                  |
| Carole Cornelison     | RI Department of Administration - DCAMM          |
| Jonathan Depault      | RI Department of Administration - DCAMM          |
| Tom Bovis             | RI Department of Administration - Purchasing     |
| Brenna McCabe         | RI Department of Administration - Communications |
| Roberta Groch         | RI Department of Administration - Planning       |

# 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



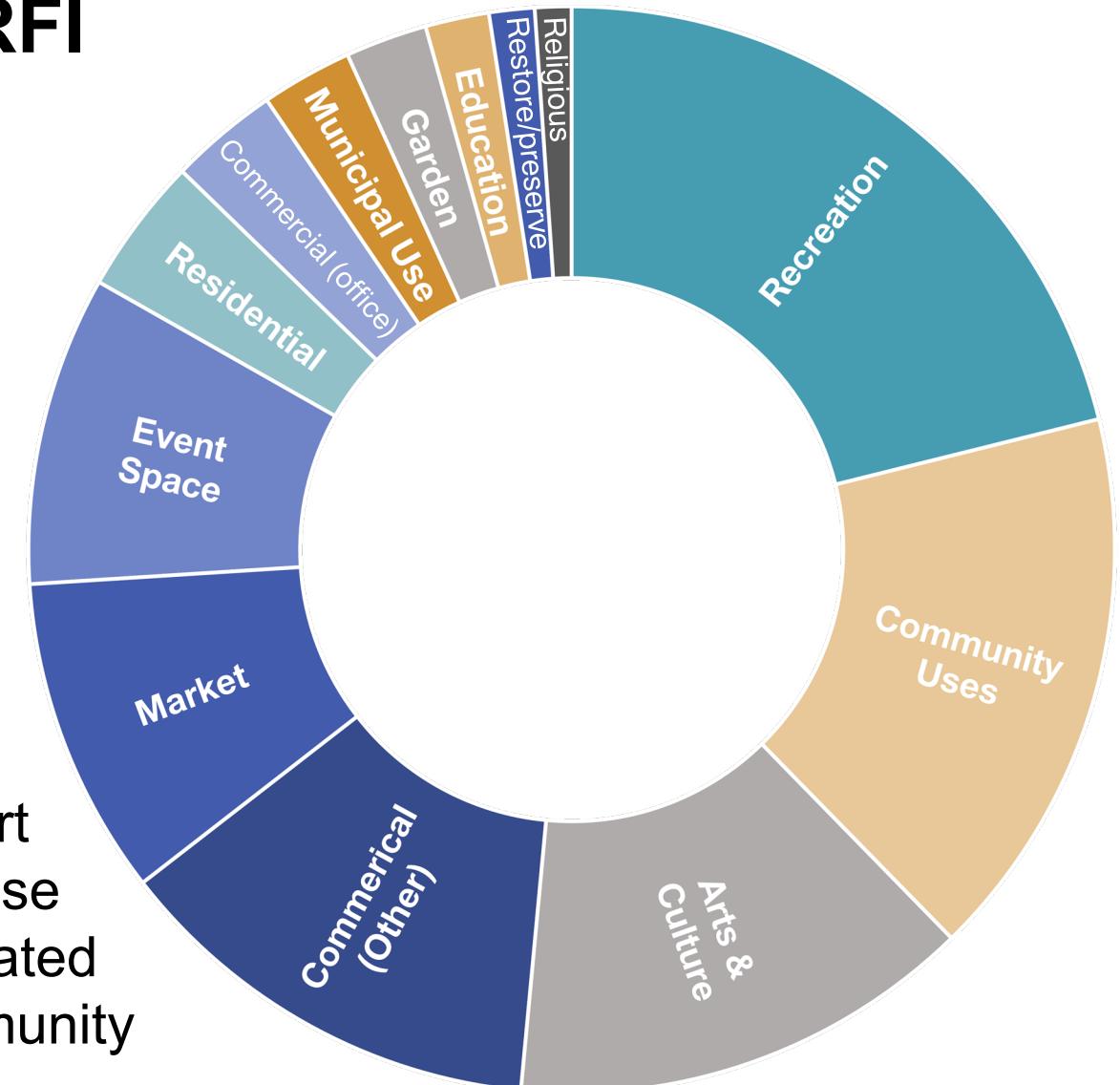
# 2018 Request for Information (RFI)

- In fall 2018 an RFI was released in order for 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.
- Four responses were received, proposing concepts mainly focused on events and educational uses.

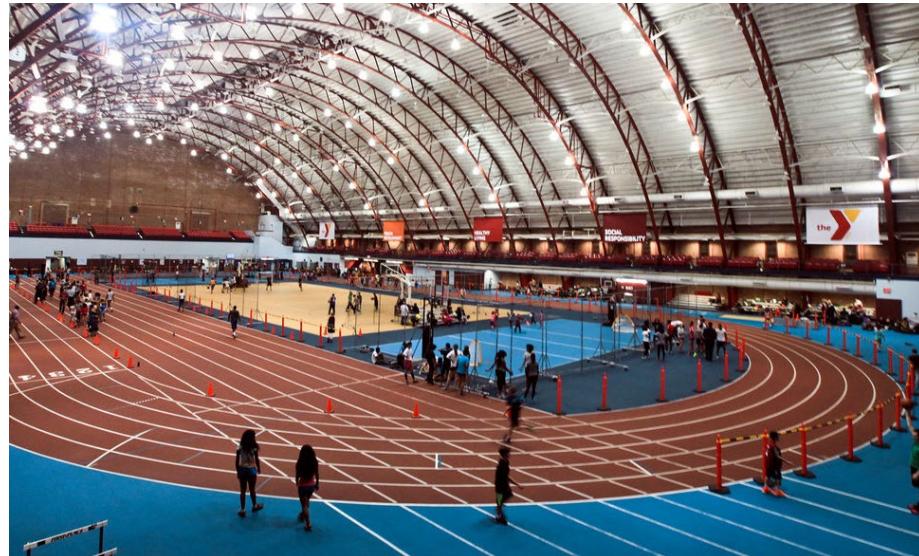
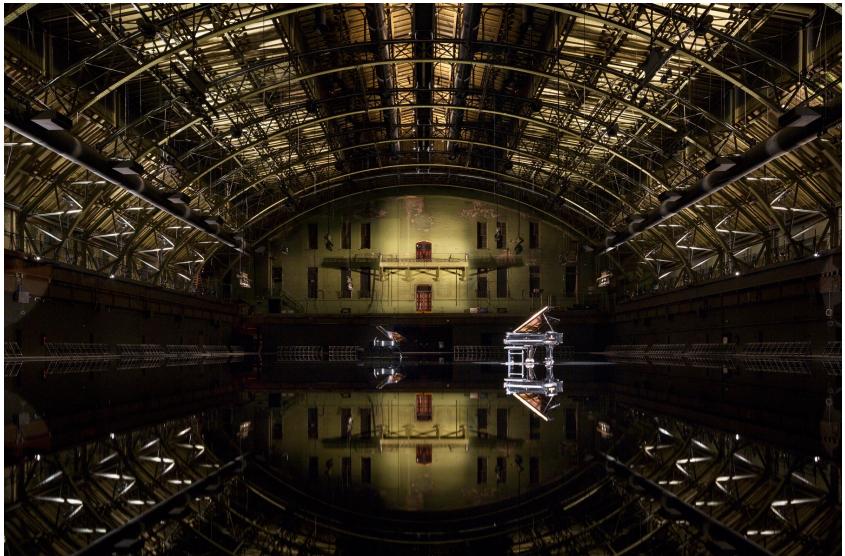
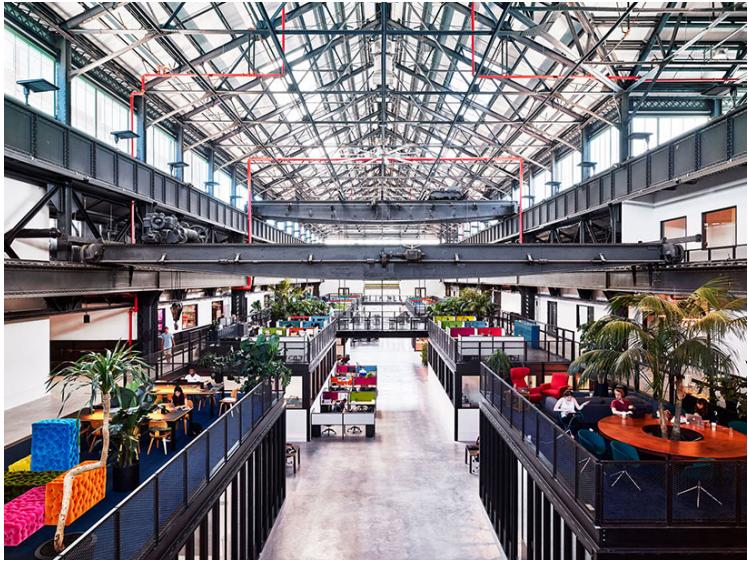
# Interim Report



# Interim report prepared by Utile with the Steering Committee was included as part of the 2018 RFI



# Report included precedents for reuse of armories & large spaces

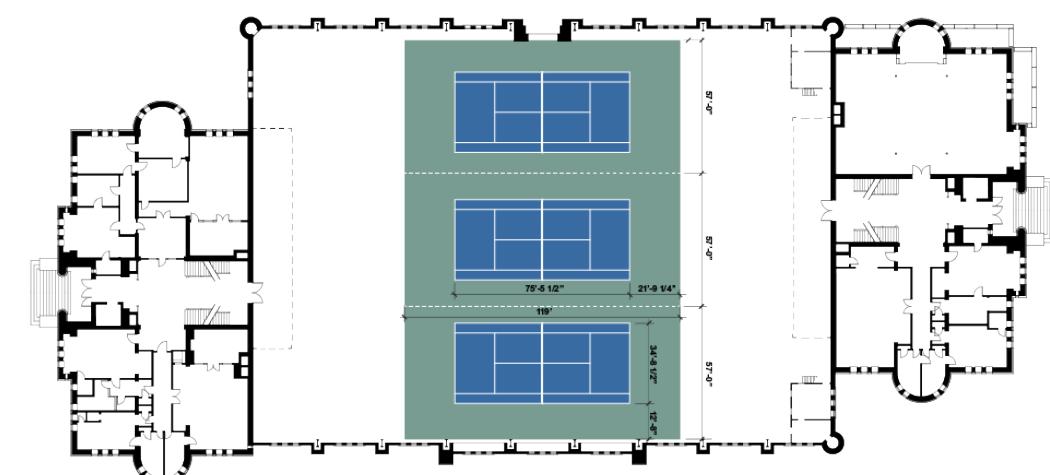
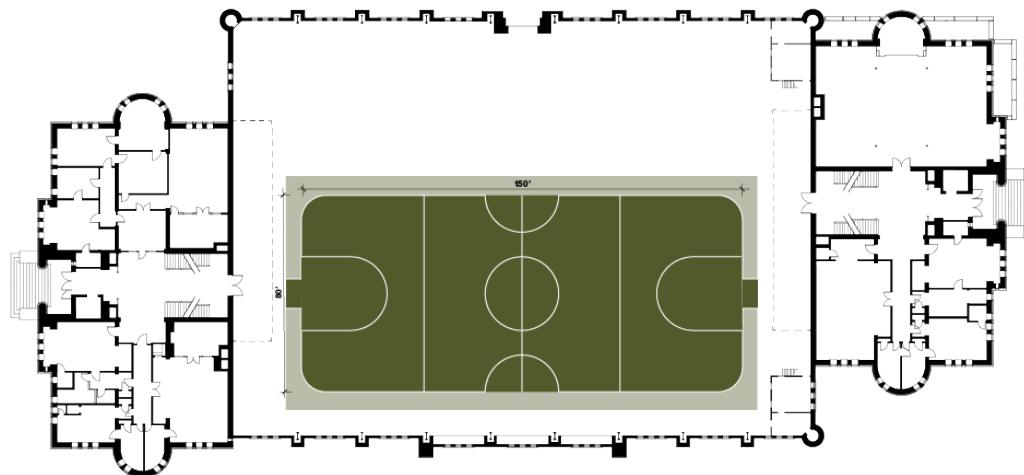
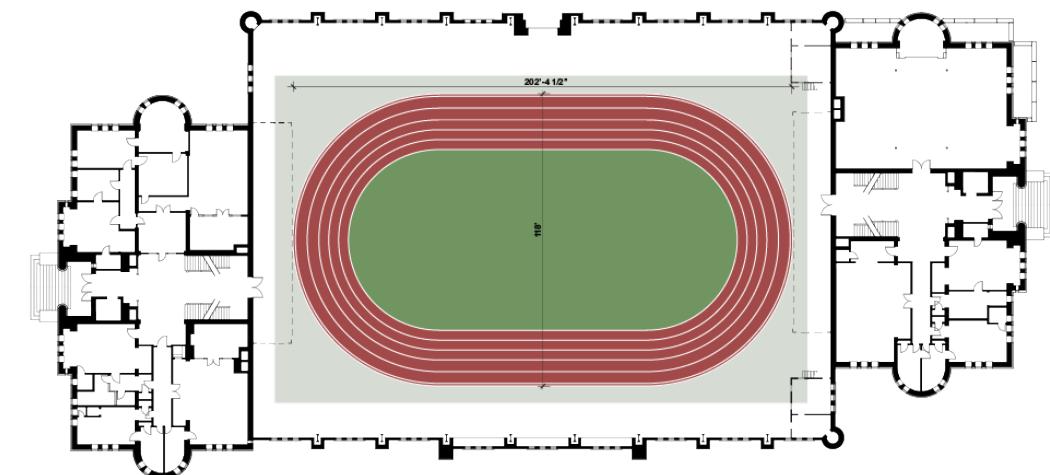
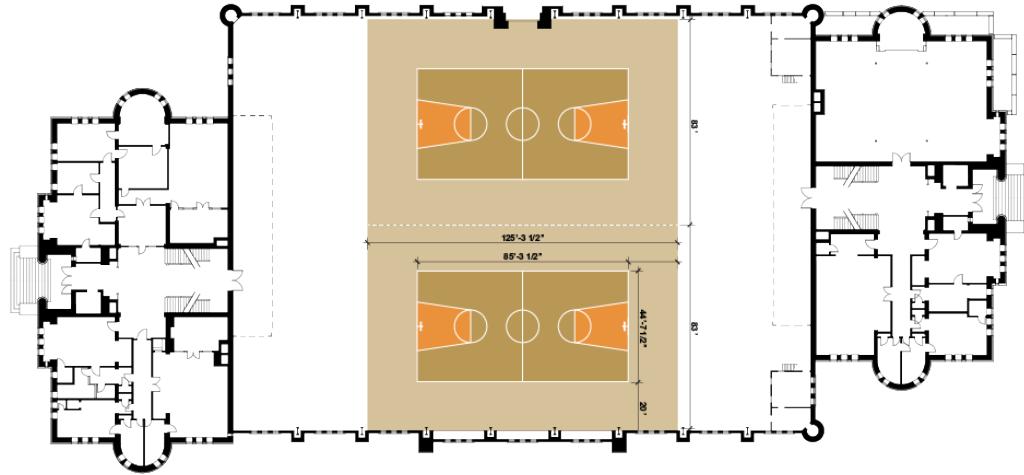


# Flexibility and community access

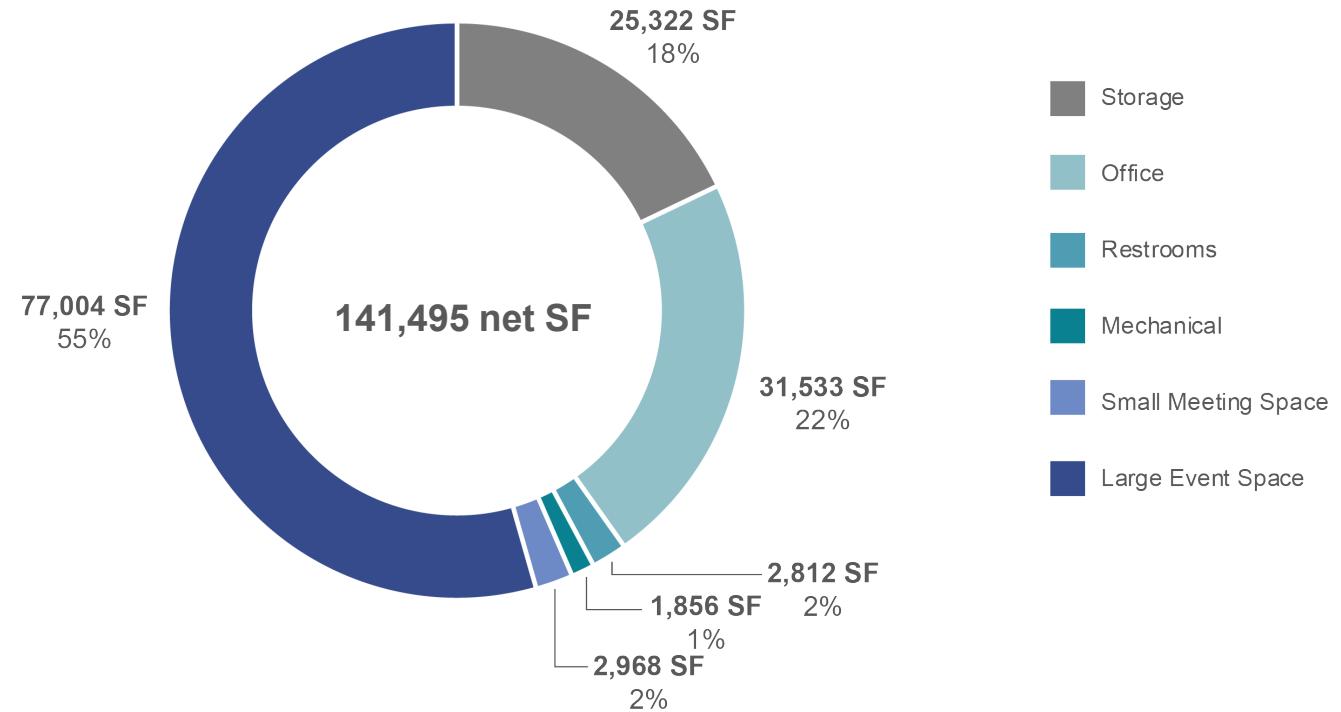
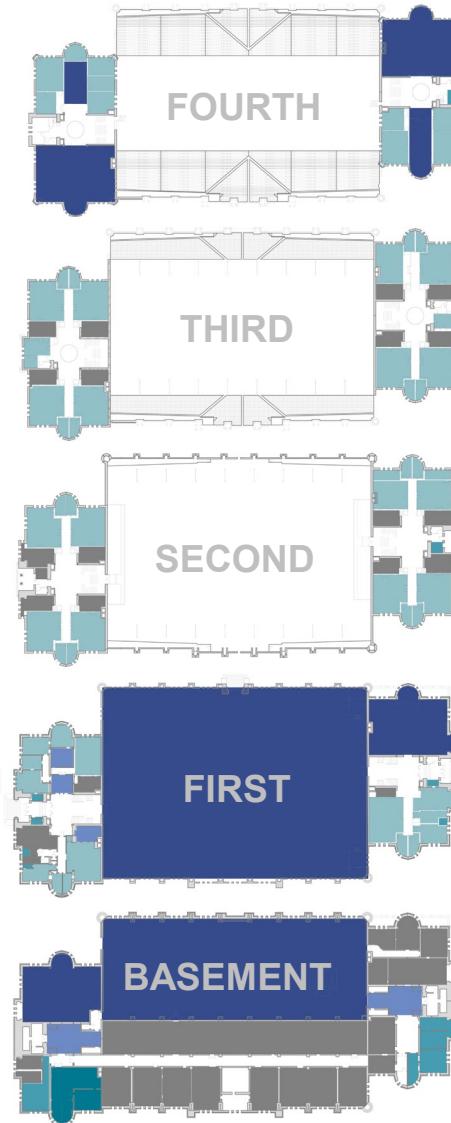
- Strategic renovations would allow the Armory to function almost as three separate buildings with different tenants in the drill hall and towers, and even separate spaces within the towers
- The drill hall could be used by multiple organizations at different times depending on the primary use



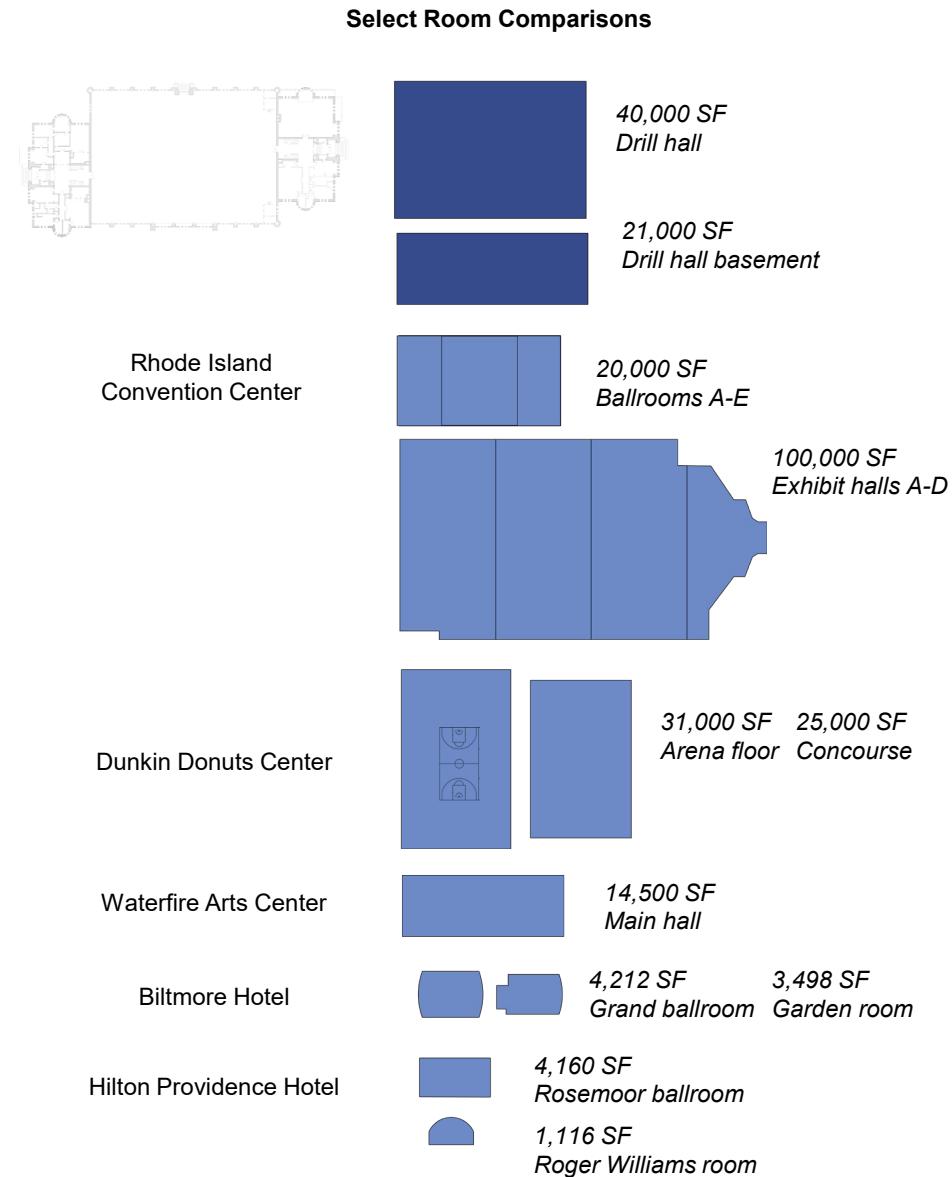
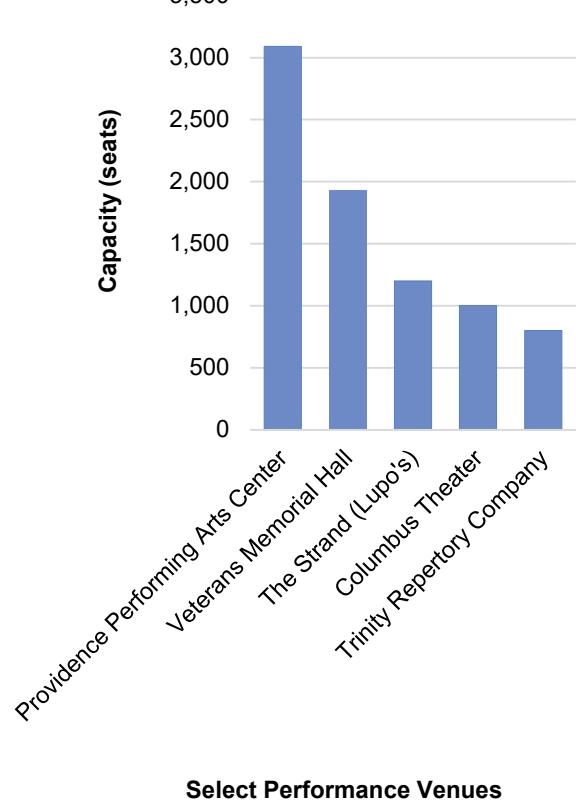
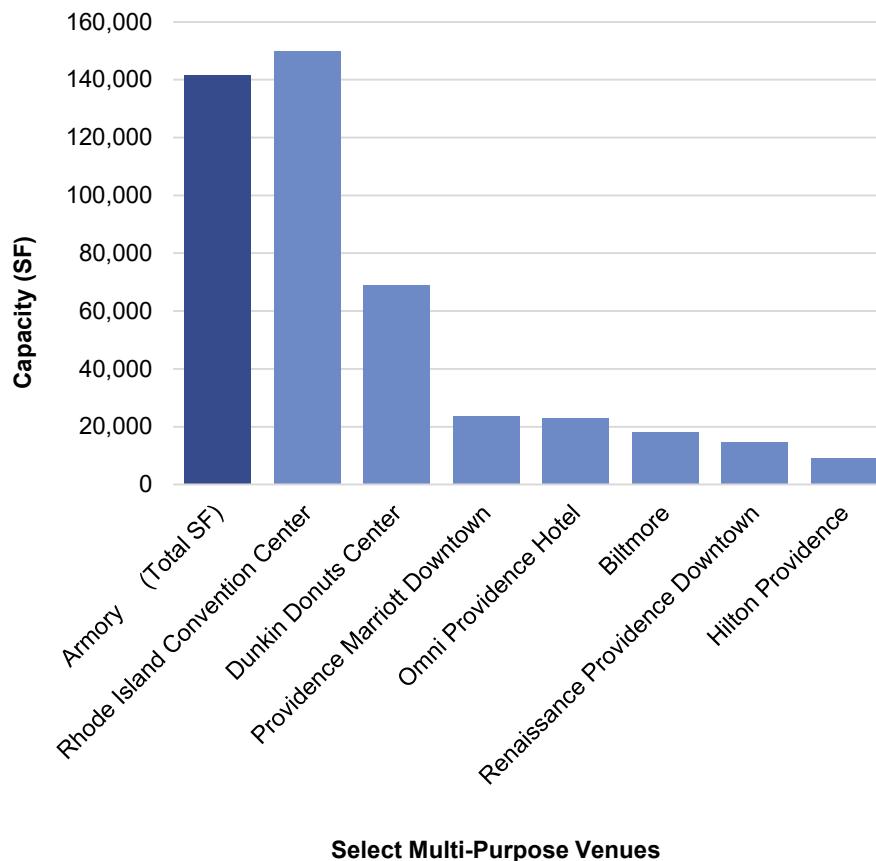
# The Drill Hall is large enough for regulation-sized sports facilities



# 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

# Upcoming Request for Proposals (RFP)



# What is a Request for Proposals (RFP)?

- Unlike a Request for Information, the purpose of a Request for Proposals is to select a team and enter into a contract.
- The RFP is seeking a qualified redevelopment team, NOT simply concepts for the reuse of the building.

# Purpose of the Request for Proposals (RFP)

- Restore and activate an architectural and historic landmark
- Provide an economic and community development opportunity for the neighborhood, city, and region
- Partner with a qualified and responsible private entity (or entities) that can operate the building on an ongoing basis, and shoulder some of the costs

# What's in the Request for Proposals (RFP)?

- Proposals can include any combination of uses, as long as they incorporate some level of public access.
- The State prefers to retain ownership of the Armory and enter into a long-term lease with an entity that would operate the building.
- Capital improvements to the property will be necessary for successful reuse, but the historic integrity of the building must be preserved.

# Community Access

- All proposals must incorporate public access to and use of the Armory
- Public access could take different forms depending on the primary use in the building

# Required elements of proposals

- Proposed uses
- Summary of capital investments needed
- Org chart: need development entity, operational entity, community liaison
- Experience of team
- References
- Detail how community access will be incorporated
- Community engagement plan
- Detailed financial proposal

# How will people find out about the RFP?

- Dept. of Administration:
  - Post on website
  - Advertise in normal RFP channels
  - Widely distribute a press release
  - Pitch directly to key media outlets
- Post on [www.cranstonstreetarmory.org](http://www.cranstonstreetarmory.org)
- Send to Armory email list
- Steering Committee members will send to their email lists
- RI Commerce:
  - Distribute to mailing list of 1000+ businesses and other entities
  - Send directly to potentially interested parties

# What happens next?

- A draft Request for Proposals (RFP) is in progress; the RI Department of Administration will work with the Armory Steering Committee to finalize the document

# What happens next?

- Respondents will have ~2 months to respond
- When proposals are received, they will be reviewed by a Technical Review Committee
- The Committee will be made up of representatives from relevant state agencies, the City of Providence, and community members
- Legally, the RFP selection process must be confidential and cannot include the broader public beyond community members appointed to the Technical Review Committee

# Questions and Comments



# Your input needed

- Do you have questions about anything in this process?
- We are committed to ensuring community access to the Armory. Do you have suggestions for how to address community access in the RFP?
- We want to make sure that the RFP is distributed as broadly as possible. Do you have any ideas for how to publicize the RFP to potential operators for the Armory?

