

Canonicus Commons

West End Gateway Design Competition Narrative

[We] work to cultivate healthy, vibrant, and safe communities across the Greater Providence area. Please consider our proposal to redevelop the six adjacent parcels on Westminster and Cranston Streets into a mixed-use, mixed-income development to serve the neighborhood with pedestrian-scale residential and commercial infill buildings.

The infill development is designed to respect and reinforce the urban fabric by providing a strong and well-defined urban neighborhood street edge to our main corridors of Westminster and Cranston Streets. The proposed scheme is a transit-oriented development without excessive surface parking, enhancing the walkable commercial neighborhood. In the interior greenspace are outdoor recreational and cultural activities for all ages and abilities to come together and enjoy.

Canonicus Commons redevelops the 2.67 acre site into a 115,600 sq. ft. mixed-use, mixed-income development. The proposed construction consists of a combination of 3-5 story multi-family mixed-use buildings and vertical additions on the existing annex wing. The residential units will be designed for a variety of household types, ranging from studio to 3 Bedrooms.

The rehabilitation of the historic former Citizens Bank building is proposed as a 2-story public market / co-op office that connects an urban parklette in the front with a courtyard in the rear. At street level is a mix of small to medium sized storefronts with a connection to an interior greenspace offering accessible seating, playground, community garden, bike parking, a stage area, picnic area and food truck parking.

Over the past decades the West End has witnessed a spur of redevelopment targeting the market-rate demographic and ignoring the historic local working-class population. Canonicus Commons would provide access to both market-rate and affordable housing for working families, differently-abled, seniors and the formerly homeless.

[We] believe that this redevelopment is the best approach to ensuring a healthy and vibrant Providence that works for everyone. We are committed to the perseveration of Providence properties, affordability and access to safe and healthy homes. Our experience as an affordable housing developer with a goal to eradicate systemic barriers to equal access makes [us] a strong candidate to deliver on our proposal and preserve the West End for years to come.

[SEE SEPARATE VISUAL]