



Land & Community Revitalization

BROWNFIELDS SUCCESS IN NEW ENGLAND

PROVIDENCE COMMUNITY HEALTH CENTERS

PROVIDENCE, RHODE ISLAND



PROPERTY DETAILS	Address:	355 Prairie Avenue Providence, RI 02905
	Size:	3.5 acres
	Former Use:	Machine manufacturing, metal can manufacturing, printing operations
	Contaminants:	Asbestos, lead, polycyclic aromatic hydrocarbon (PAHs), methyl <i>tert</i> -Butyl ether (MBTE), volatile organic compounds (VOCs), chlorinated solvents, lead
PARTNERS	Current Use:	Community health center, offices, retail space
	Owner:	Providence Community Health Centers (PCHC)
	US Economic Development Administration (EDA); Rhode Island Department of Environmental Management (RIDEM); Rhode Island Economic Development Corporation (RIEDC); Providence City Plan Commission; Lifespan; BCOG Planning and Development	

Motivation for Redevelopment: The state-of-the-art Providence Community Health Centers (PCHC) facility is located on the site of the former Federated Lithographers and Beaman and Smith Company (BSC) factories in South Providence. While South Providence was once a vibrant industrial and residential community in the mid-20th century, the neighborhood has been in decline since the mid-1970s. It is now one of the most economically distressed, educationally-challenged, socially-isolated, and impoverished neighborhoods in Providence.

PCHC is the largest primary health care provider in Rhode Island with a commitment to providing quality care to the medically underserved. Although PCHC operated a facility in South Providence, it needed additional service delivery and ancillary program space. The health center chose the abandoned Federated Lithographers complex as the site of its new facility because of the property's proximity to its existing site in that area.

Property History: Starting in the late 1800s, BSC manufactured precision machinery in two buildings on site. After BSC closed in 1926, a metal can manufacturer used its factory until 1962. In the third building, Providence Lithograph Company housed its printing operations from 1905 to the mid-1940s. The printing facilities were later consolidated to become the home of Federated Lithographers, which specialized in printing maps, books, magazines, and catalogues. The company vacated the mill complex in 2000. Site investigations discovered hazardous building materials (asbestos, lead-based paint) as well as soil and groundwater contamination attributable to former printing operations. Despite its environmental complications, PCHC decided to purchase the property in 2003. Site cleanup included asbestos and lead abatement, soil remediation, installation of a groundwater monitoring system, and capping of contaminated soils by way of the buildings, the asphalt parking lot, and a geotextile covering under the landscaped areas.

Project Results: This redevelopment into PCHC's \$17.5 million Prairie Avenue Health Center would not have been possible

FUNDING DETAILS	EPA Brownfields Cleanup Grants (3):	\$600,000	
	US Economic Development Administration (EDA) Grants (2):	\$3,500,000	
	US Health Resource and Services Administration (HRSA) Grant:	\$1,400,000	
	Federal Appropriations:	\$396,000	
	Rhode Island Economic Development Corporation (RIEDC) Grant:	\$55,000	
	Citizen's Bank Loan:	\$9,100,000	
	Providence Community Health Centers:	\$2,000,000	
	Champlin Foundation:	\$500,000	
	HIGHLIGHTS	<ul style="list-style-type: none"> Overall project will create 125 seasonal construction jobs, 350 permanent jobs, and 556 "direct-effect" jobs. Projected to generate an additional \$250 million in economic activity for the South Providence community. 	

without a commitment from Lifespan hospital network as an anchor tenant. This partnership will lead to approximately \$45 million in government, private sector, and philanthropic investments, which were needed in order to revitalize this brownfield site. Additionally, the securing of state and federal historic tax credits, new market tax credits, and private sector funding is anticipated as part of the redevelopment effort. A capital campaign will help pay down \$1.5 million of the Citizen's Bank loan. By next year, the completed project will include three buildings: a new health center for PCHC (41,000 sf), which is currently open; medical office space anchored by Lifespan (50,000 sf); and a retail building anchored by Walgreens (5,000 sf). The energy efficient buildings integrate strategies for renewable energy and are a mix of new construction and historic renovation.

As both a healthcare platform and economic engine, this "urban industrial park" is expected to rejuvenate one of Providence's most depressed communities. During site cleanup, 98% of the project's contractors were Rhode Island-based and 28% of the contracts were awarded to minority and women-owned businesses (MBE/WBE). The project is expected to catalyze an additional \$250 million in development and resident education and skills training envisioned through the Prairie Avenue Revitalization Initiative conceptualized by BCOG Planning and Development, development consultant to the project. Transformation of this site was the critical first step in restoring South Providence as a thriving and promising community.

TIMELINE	
June 2003	Phase I site assessment completed
Aug. 2003	PCHC purchases property
May 2005	Phase II site assessment completed
June 2010	Site cleanup and selected building demo completed
Mar. 2011	Groundbreaking
July 2012	PCHC ribbon-cutting
Nov. 2012	5,000 sf retail space projected completion
May 2013	50,000 sf office space projected completion