# Providence, RI

18.4 mi² | Pop: 179,207 | 135ᵗʰ Most Populous U.S. City | Est. 1832

**Blocks of older, smaller, mixed-age buildings** play a critical role in fostering robust local economies, inclusive neighborhoods, and sustainable cities. The Preservation Green Lab report, _Older, Smaller, Better,_ leveraged the ideas of **Jane Jacobs** to show why preservation and building reuse matter for successful communities. The _Atlas of ReUrbanism_ expands this research to 50 U.S. cities, demonstrating that **Character Counts.**

In **Providence**, compared to areas with large, new structures, character-rich **blocks of older, smaller, mixed-age buildings** contain...

**Twice the population density**

**65% more jobs in small businesses and 44% more jobs in new businesses**

**82% more women and minority-owned businesses**

The building blocks for an inclusive, diverse, economically vibrant city, Providence's older, smaller buildings are irreplaceable assets. For more information about Providence's high-character areas, **please see reverse.**

# Built Character in Providence

**18.4 mi² | Pop: 179,207 | 135th Most Populous U.S. City | Est. 1832**

The Atlas of ReUrbanism uses the Character Score to classify building stock by age and size. Higher scoring areas in **red** represent blocks of older, smaller, mixed-aged buildings. Lower scoring areas in **blue** represent newer, larger, similar-aged development.



*High Score* — *Low Score*

*Blocks of older, smaller, mixed-aged buildings* — *Blocks of newer, larger, similar-aged buildings*

0 ————— 3 Miles

N
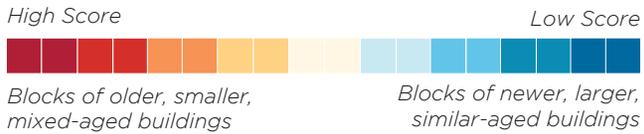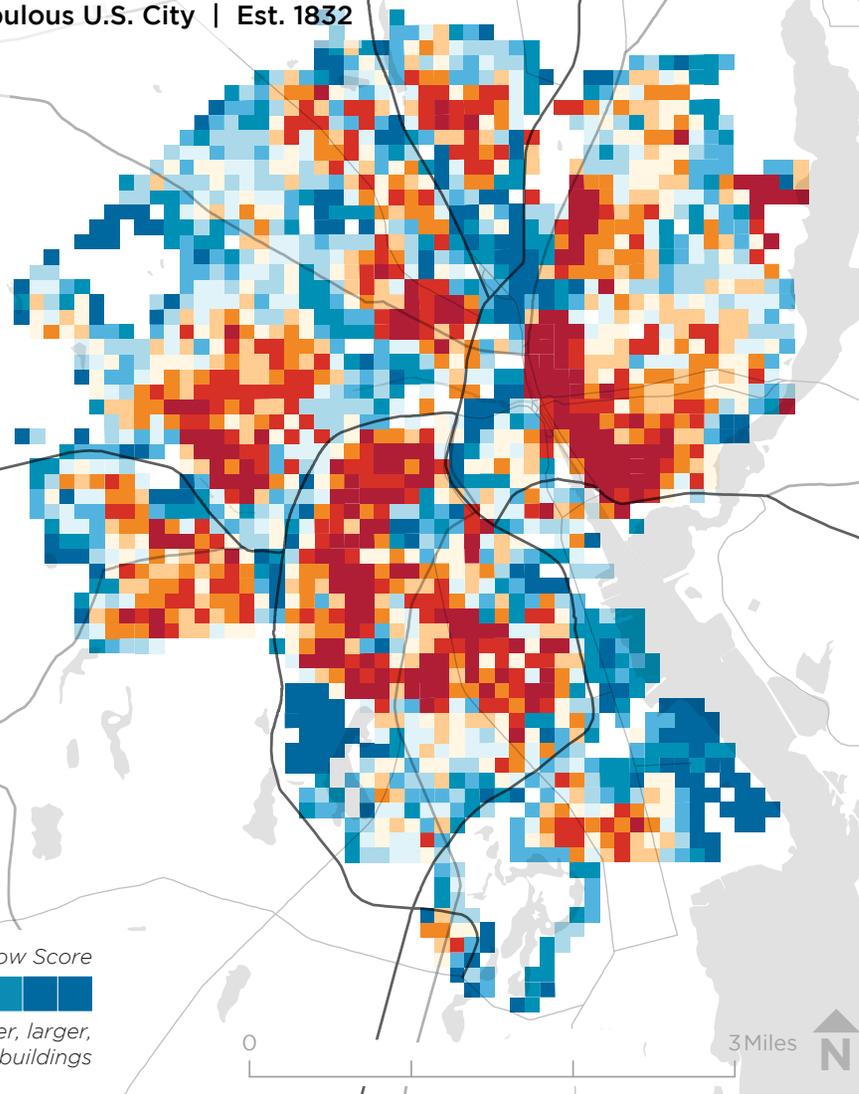
## High v. Low Character Score

*Use the table below to compare high- and low-character score areas in terms of their density and diversity, inclusiveness, and economic vitality.*

■ **High Character Score Areas**   ■ **Low Character Score Areas**

### Density & Diversity

| | High | Low |
|---|---|---|
| Avg. Population/Grid Square[†] | 129.9 | 53.4 |
| Median Age (Years)[†] | 31.7 | 36.6 |
| Avg. Between Age 18-34[†] | 35.4% | 30.5% |
| Avg. Foreign Born[††] | 29.2% | 26.2% |
| Avg. New to County[††] | 6.7% | 6.3% |
| Avg. People of Color[†] | 60.6% | 48.6% |
| Avg. Housing Units/Grid Square[†] | 52.2 | 21.9 |
| Avg. Vacant Homes[†] | 13.5% | 9.1% |
| Avg. Owned Homes[†] | 36.5% | 47.4% |

### Inclusiveness

| | High | Low |
|---|---|---|
| Total Women and Minority-Owned Businesses[†††] | 370 | 203 |
| Avg. Affordable Rental Housing Units[†] | 78.0% | 79.8% |

### Economic Vitality

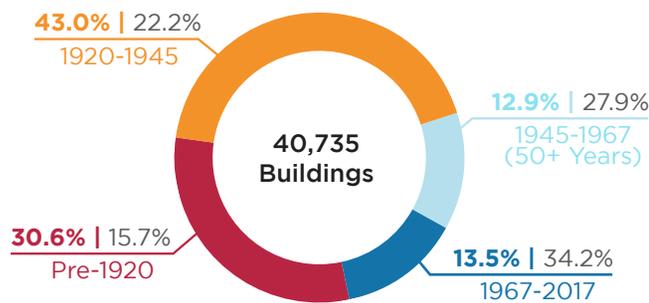| | High | Low |
|---|---|---|
| Total Jobs in Small Businesses[††††] | 9,143 | 5,529 |
| Total Jobs in New Businesses[††††] | 1,303 | 908 |
| Total Jobs in Creative Industries[††††] | 5,780 | 4,820 |

[†]Data from the 2010 Census
[††]Data from the 2010-2014 5-Year Estimates of the American Community Survey
[†††]Data from Dun & Bradstreet, 2016.
[††††]Data from LEHD LODES, 2014

## Building and Preservation Facts

| Parcels/Buildings | Providence | 50-City Average |
|---|---|---|
| Total | 40,735 | 204,038 |
| Per Square Mile | 2214 | 1,436 |
| Median Year Built | 1930 | 1952 |
| On Nat'l Register of Historic Places | 12.4% | 6.8% |
| Locally Designated | 5.2% | 4.3% |
| Historic Tax Credit Projects | 101 | 27.5 |

### Year Built By Period, **Providence** | 50-City Average



**40,735 Buildings**

**43.0%** | 22.2% 1920-1945
**12.9%** | 27.9% 1945-1967 (50+ Years)
**13.5%** | 34.2% 1967-2017
**30.6%** | 15.7% Pre-1920