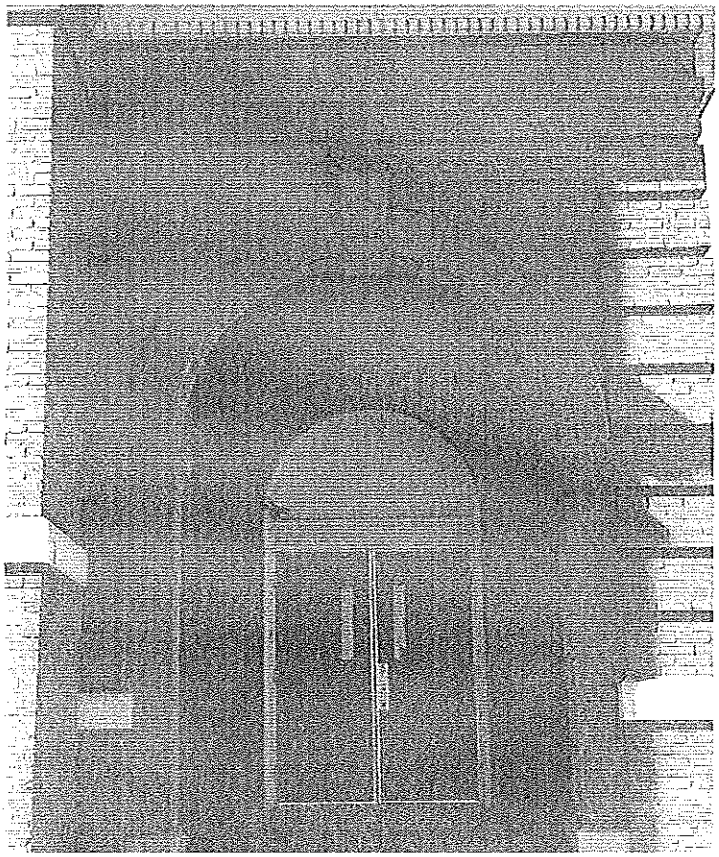
City of Woonsocket, Rhode Island

Request for Proposals



For the purchase and proposed reuse of the former

Social Street School

706 Social Street

Woonsocket, Rhode Island

Bid# 5763

In accordance with Ordinance Chapter 7953

Description of the Property:

The City of Woonsocket invites Developers, Builders, Investors and Real Estate Agents to participate in this solicitation of proposals for the purchase and subsequent redevelopment of the former Social Street School located at 706 Social Street (Map 21-47, 21-48 & 21-154) consisting of 34,000 square feet of land. The buildings contain approximately 26,592 square feet of gross space and 22,771 sq. ft. of usable space. The School was vacated in 2010.

Solicitation of Proposals:

The deadline for the submission of proposals (sealed envelope) is 2:00 PM on Thursday, December 21, 2016 delivered to the Purchasing Agent: 169 Main Street, Woonsocket, RI 02905. All questions and requests for information should be directed to N. David Bouley, Director for the Department of Planning & Development, City of Woonsocket, at 169 Main Street, Woonsocket, RI, 02895; (401) 767-9231; or ndbouley@woonsocketri.org.

Potential Property Reuse:

As a preliminary standard requirement as to the re-use of this property, proposals shall adhere to the following general conditions:

1.) Priority will be given to proposals emphasizing preservation of the existing building in its historical and neighborhood context, as well as preservation of architectural and decorative details. Aside from bringing the building up to code, rehabilitation of the building should be a complete and comprehensive nature and of the highest possible aesthetic and material quality.

2.) The suggested re-use of the property is for commercial/residential or mixed-use with upscale market priced residential; Work/live units (see attached City of Woonsocket Zoning Ordinance relative to such uses) Certain proposed uses may require a zoning change, which the City may consider at a later date.

3.) New construction in part or total may also be permitted, provided it is sympathetic to the historic character of the buildings. Any build-out or addition to the existing building shall have a modern/contemporary image that addresses the issues of tradition/innovation specific to the site, especially the building; as well as to aesthetic/philosophical issues both local and in general; be of aesthetic authenticity that is inspired by and expanded upon the institutional history of the building, site and the City.

The City is looking for a project that is vibrant, innovative, creative, bold, yet balanced and harmonious and award-winning (sparks cultural and intellectual interest within the community and beyond.

Submission Requirements:

All proposals submitted shall include as a minimum:

1.) A minimum acceptable offer of $80,000 for the property. The City reserves the right to accept or reject any proposal based upon a number of factors, including, but not limited to, purchase offer, the scope and impact of the overall project on the neighborhood in particular and the community in general, the economic benefit and local property real estate and other taxes to be derived from the proposed development. The selection will not be based solely on the amount of the bid submitted but will be in the best interest of the City in the sole judgment of the City of Woonsocket.

2.) Identification of the legal entity that would make the purchase of the property.

3.) Identification of the entity that would undertake the rehabilitation/development of the project, listing the firm's experience, and a listing of recent relevant projects.

4.) A preliminary list of the proposed re-uses which are being considered for the building area to be renovated or for any new construction.

5.) A projected timetable for undertaking the project and the time needed for project implementation, including any period of due diligence required by the proposed developer prior to transfer of the property, as well as a preliminary list of approvals required for project financing and other consideration.

6.) A "good faith" deposit check (refundable) in the amount of $2,500 at the time of the bid be submitted and an additional "good faith" deposit of $2,500 shall be tended by the proposer chosen by the City prior to entering into a formal purchase agreement.

7.) After preliminary acceptance of the acceptable proposal is made by the City, the developer shall prepare and submit an outline/chart of the various work items required to perform as part of their due diligence/project development. Also included should be a timeline detailing performance of these actions and an overall project schedule, including a projected date at which time a legally binding purchase and sales agreement will be executed upon approval by the City Council.

This Solicitation Packet Includes:

1.) Aerial map of the existing complex.
2.) City Assessor's Plat Map depicting the area to be sold.
3.) Current City Assessor's Tax Card of the property.
4.) Detailed floor plans of the property.

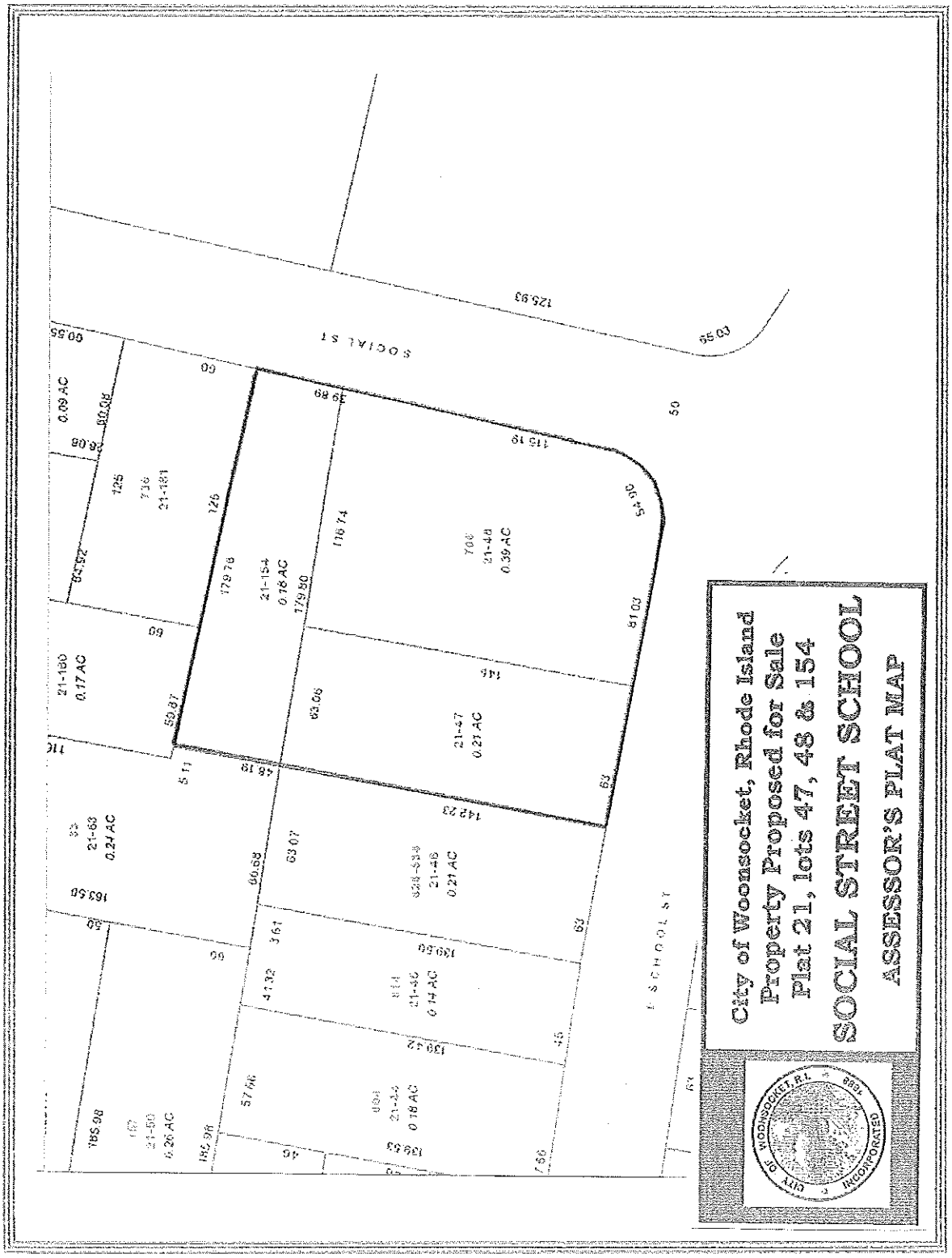
The existing buildings are available for inspection at the bidder's convenience by arranging an appointment with the Department of Planning and Development, at (401) 767-9237, during normal business hours.

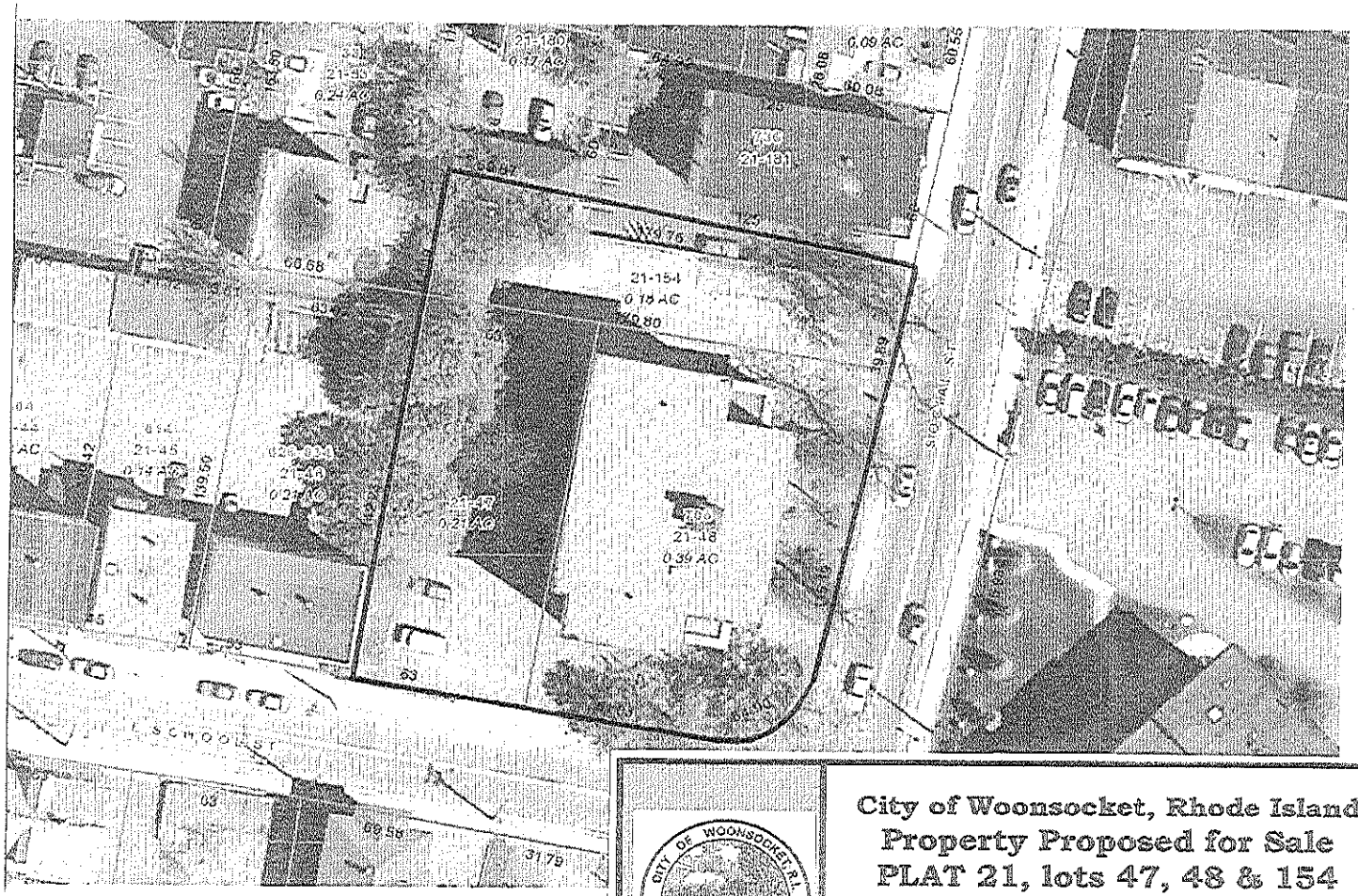
Proposals submitted by mail are sent at the risk of the prospective bidder. The City of Woonsocket assumes no responsibility for proposals sent by mail. Proposals sent via email or facsimile will not be accepted.

The preliminary and the final selections will be awarded based upon the best interest of the City of Woonsocket, and is at the sole discretion of the City of Woonsocket. The City of Woonsocket reserves the right, in its sole discretion, to accept or deny any and all proposals and bids. The award will not be based solely on the purchase offer submitted. The final sale will require approval by the City Council by Ordinance. The City will provide clear and marketable title to the sale.

Any questions concerning this invitation to bid should be directed to:

N. David Bouley, Director
Department of Planning and Development
169 Main Street
Woonsocket, RI 02895
Work: (401)767-9230 Fax: (401) 766-9312
Email: ndbouley@woonsocketri.org

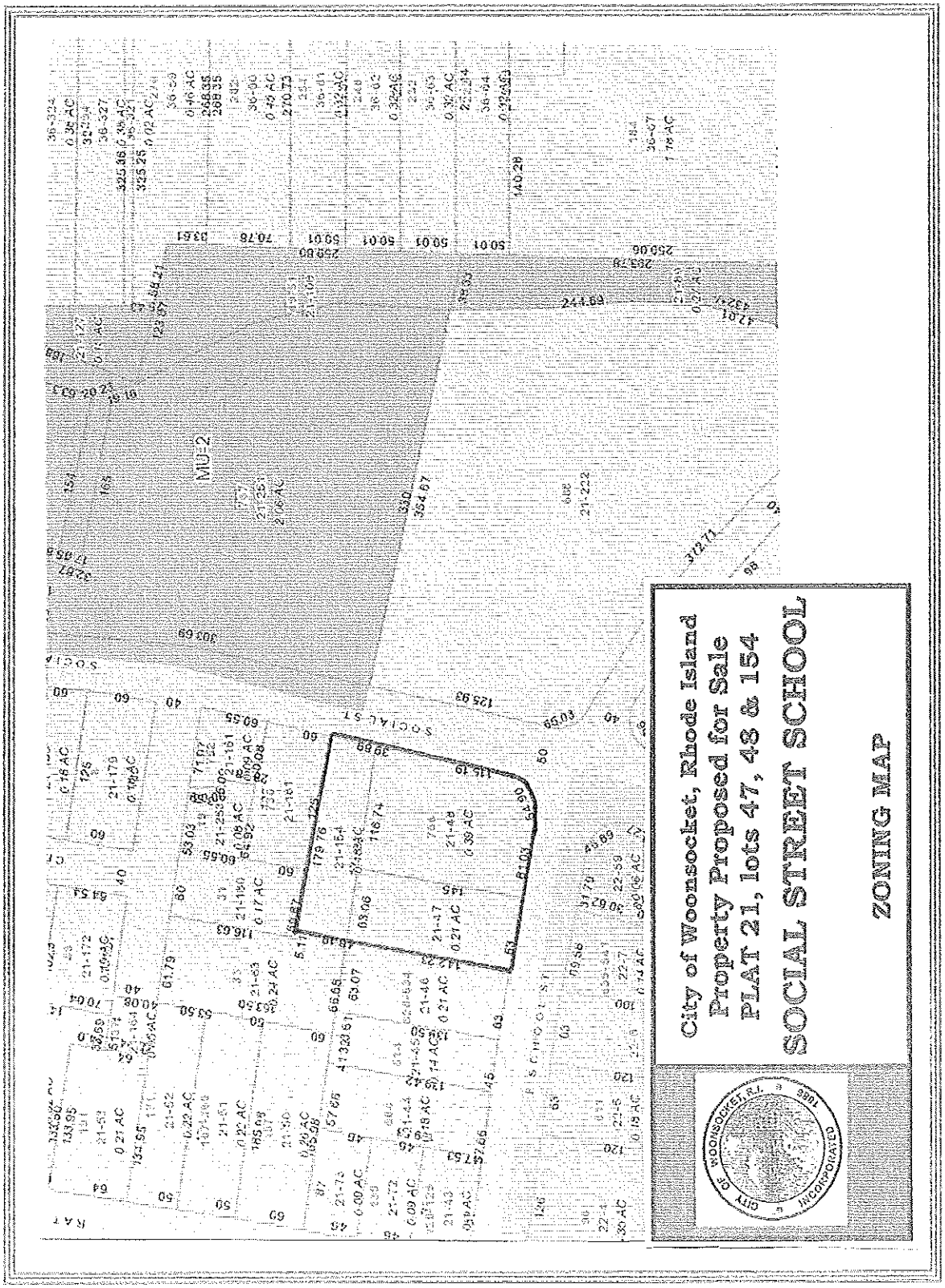

City of Woonsocket, Rhode Island
Property Proposed for Sale
Plat 21, lots 47, 48 & 154
SOCIAL STREET SCHOOL
ASSESSOR'S PLAT MAP
SOCIAL ST
SCHOOL ST
21-154
0.18 AC
21-48
0.39 AC
21-47
0.21 AC
21-180
0.17 AC
21-63
0.24 AC
21-46
0.21 AC
21-45
0.14 AC
21-44
0.18 AC
21-50
0.26 AC
0.09 AC
125.93
65.03
115.19
54.96
81.03
142.23
139.50
139.42
139.53
185.98
163.50
59.87
48.19
63.07
60.68
41.32
57.66
116.74
179.78
179.80
126
125
146
63
45
50
60
CITY OF WOONSOCKET, R.I.
INCORPORATED



City of Woonsocket, Rhode Island
Property Proposed for Sale
PLAT 21, lots 47, 48 & 154

SOCIAL STREET SCHOOL

SATELLITE MAP


City of Woonsocket, Rhode Island
Property Proposed for Sale
PLAT 21, lots 47, 48 & 154
SOCIAL STREET SCHOOL
ZONING MAP
MU-2
SOCIAL ST
CITY OF WOONSOCKET, R.I.
1888
INCORPORATED

706 SOCIAL STREET

Location	706 SOCIAL STREET	**Mblu**	21/D / 48/ 1/
Acct#	27000500	**Owner**	EDUCATION DEPARTMENT
Assessment	$1,126,500	**PID**	5381
Building Count	1		

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2014	$1,075,800	$50,700	$1,126,500

Owner of Record

Owner	EDUCATION DEPARTMENT	**Sale Price**	$0
Co-Owner	ADMINISTRATION BUILDING	**Certificate**	
Address	108 HIGH STREET WOONSOCKET, RI 02895-4310	**Book & Page**	/
		Sale Date	

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
EDUCATION DEPARTMENT	$0		/	

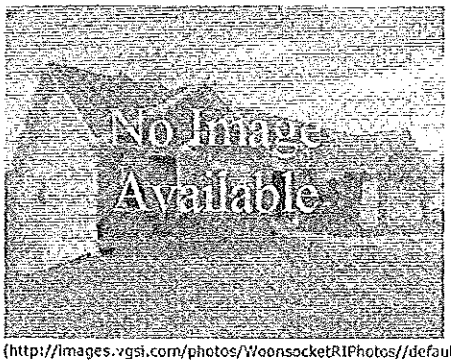
Building Information

Building 1 : Section 1

Year Built:	1902
Living Area:	22,771
Replacement Cost:	$2,283,547
Building Percent Good:	47
Replacement Cost Less Depreciation:	$1,073,300

Building Attributes	
Field	Description
STYLE	Schools-Public
MODEL	Comm/Ind
Grade	Average
Stories:	3
Occupancy	1

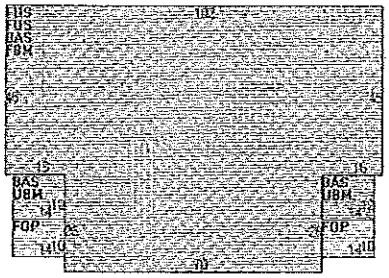
Building Photo



(http://images.vgsi.com/photos/WoonsocketRIPhotos//default

Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Plastered
Interior Wall 2	Cust Wd Panel
Interior Floor 1	Inlaid Sht Gds
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Steam
AC Type	None
Bldg Use	MUNICIPAL M94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	9030
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12
% Comn Wall	0

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	12,820	12,820
BAS	First Floor	6,746	6,746
FBM	Basement, Finished	6,410	3,205
FOP	Porch, Open	280	0
UBM	Basement, Unfinished	336	0
		26,592	22,771

Extra Features

Extra Features
No Data for Extra Features

Land

Land Use

Use Code	9030
Description	MUNICIPAL M94
Zone	R4
Neighborhood	
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.39
Frontage	0
Depth	0
Assessed Value	$50,700

Outbuildings

Outbuildings						
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving - Asphalt			5000 S.F.	$2,500	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2013	$1,075,800	$55,800	$1,131,600
2012	$1,075,800	$55,800	$1,131,600
2011	$1,075,800	$55,800	$1,131,600

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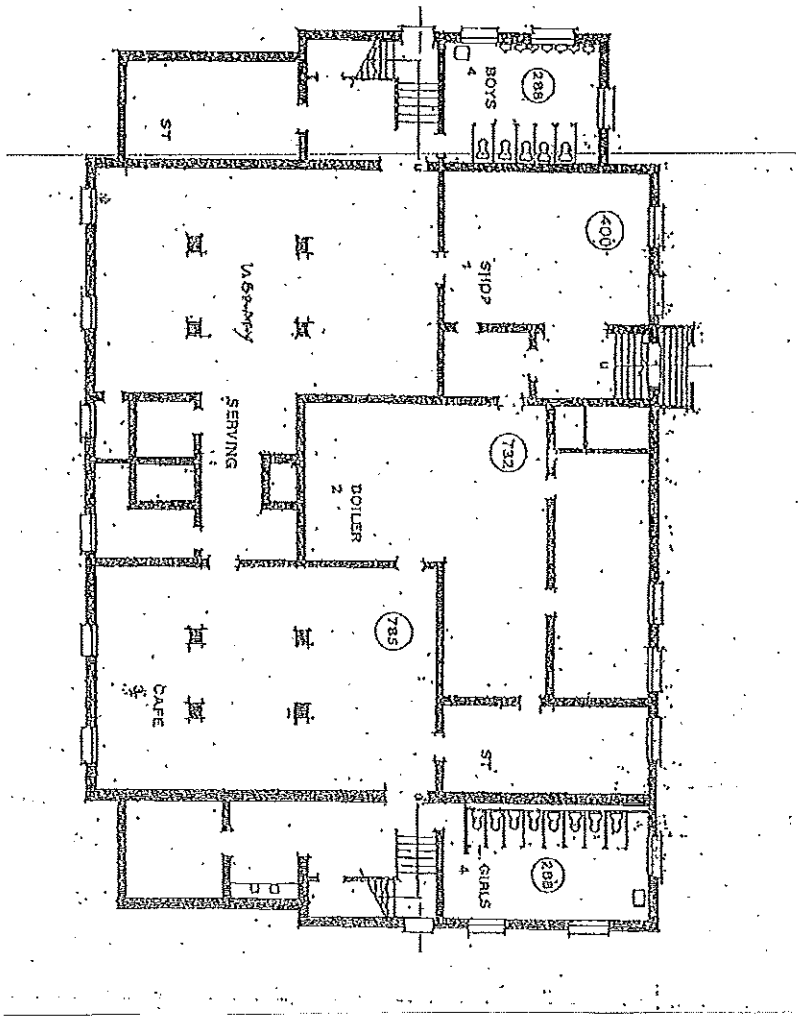
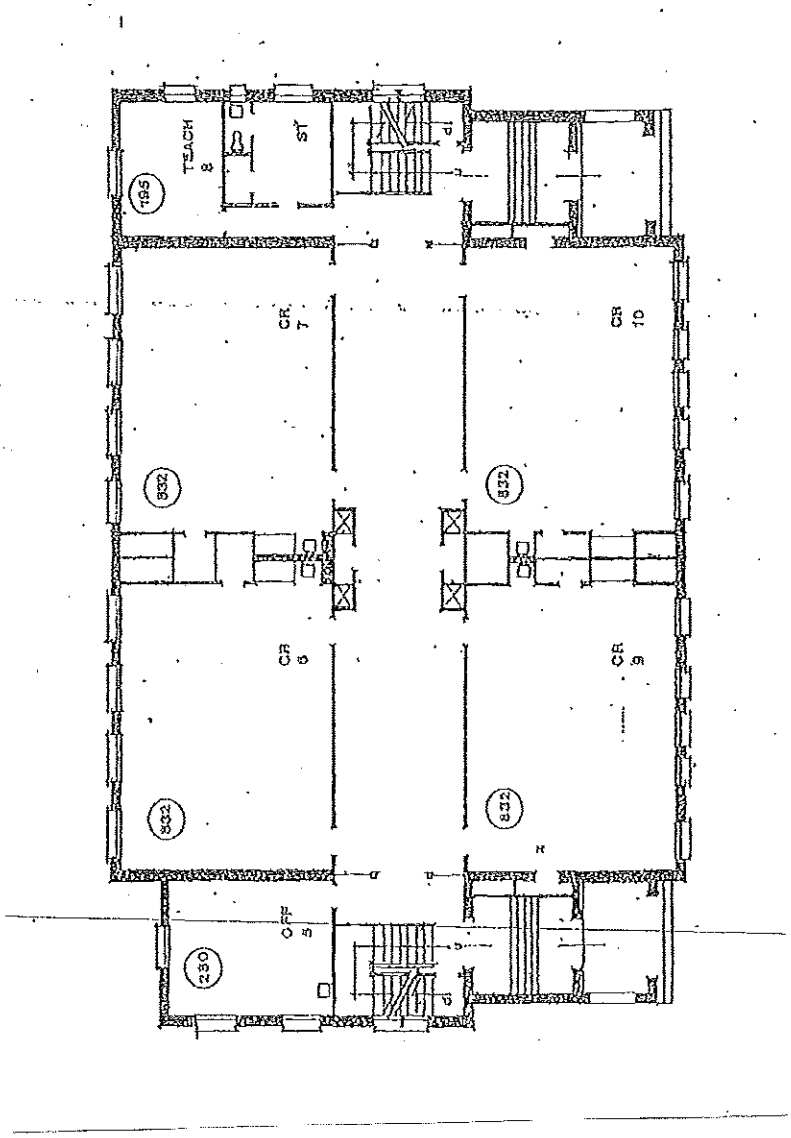
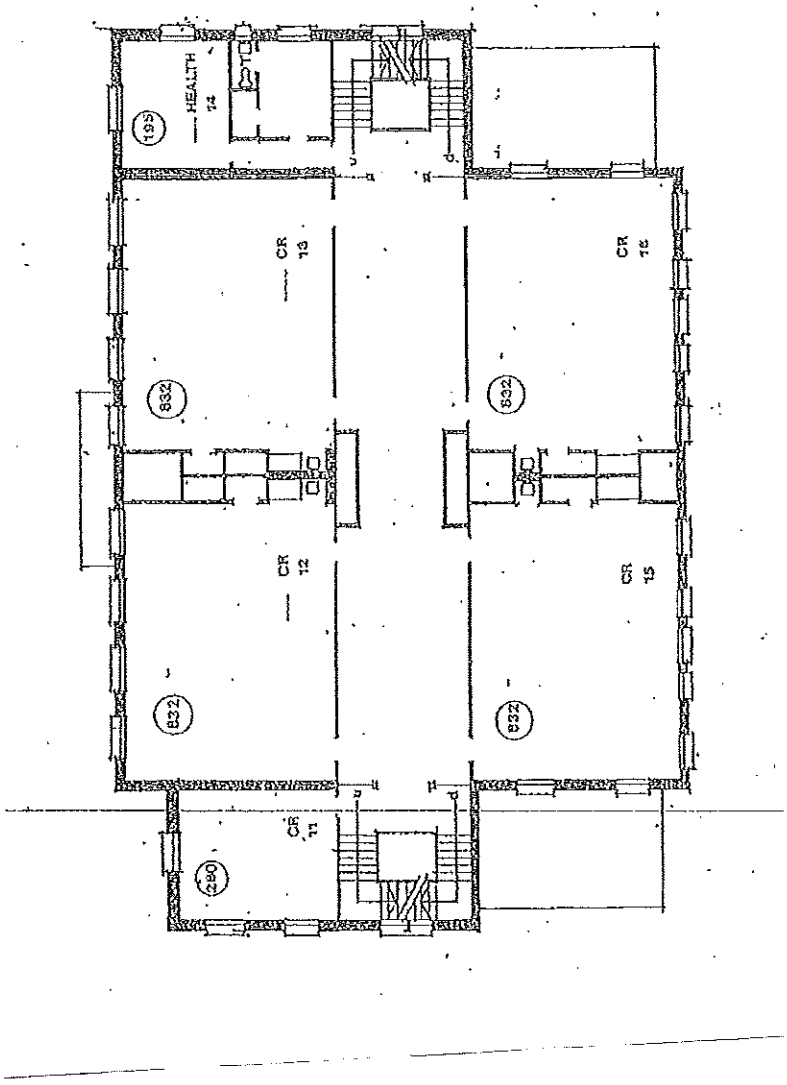


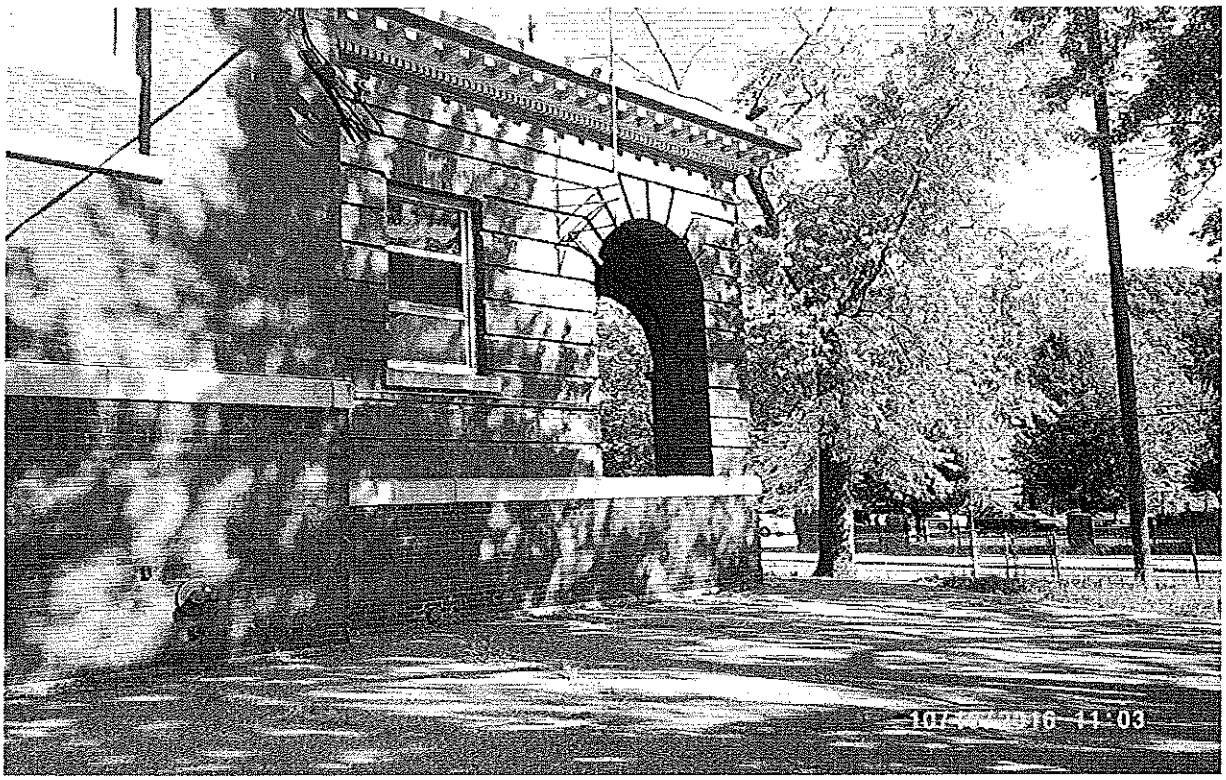
City of Woonsocket, Rhode Island
Former Social Street School
Floor Plan ••• Basement



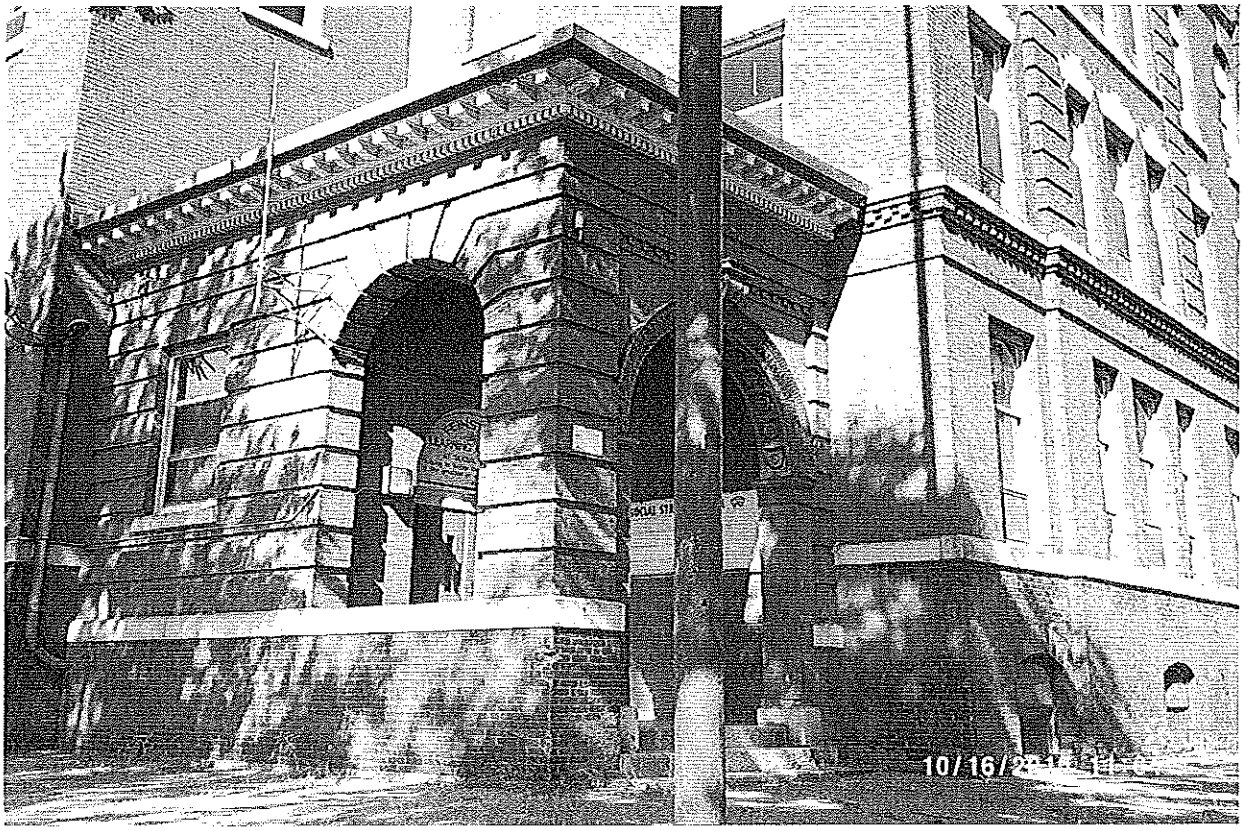
City of Woonsocket, Rhode Island
Former Social Street School
Floor Plan ••• Level 1

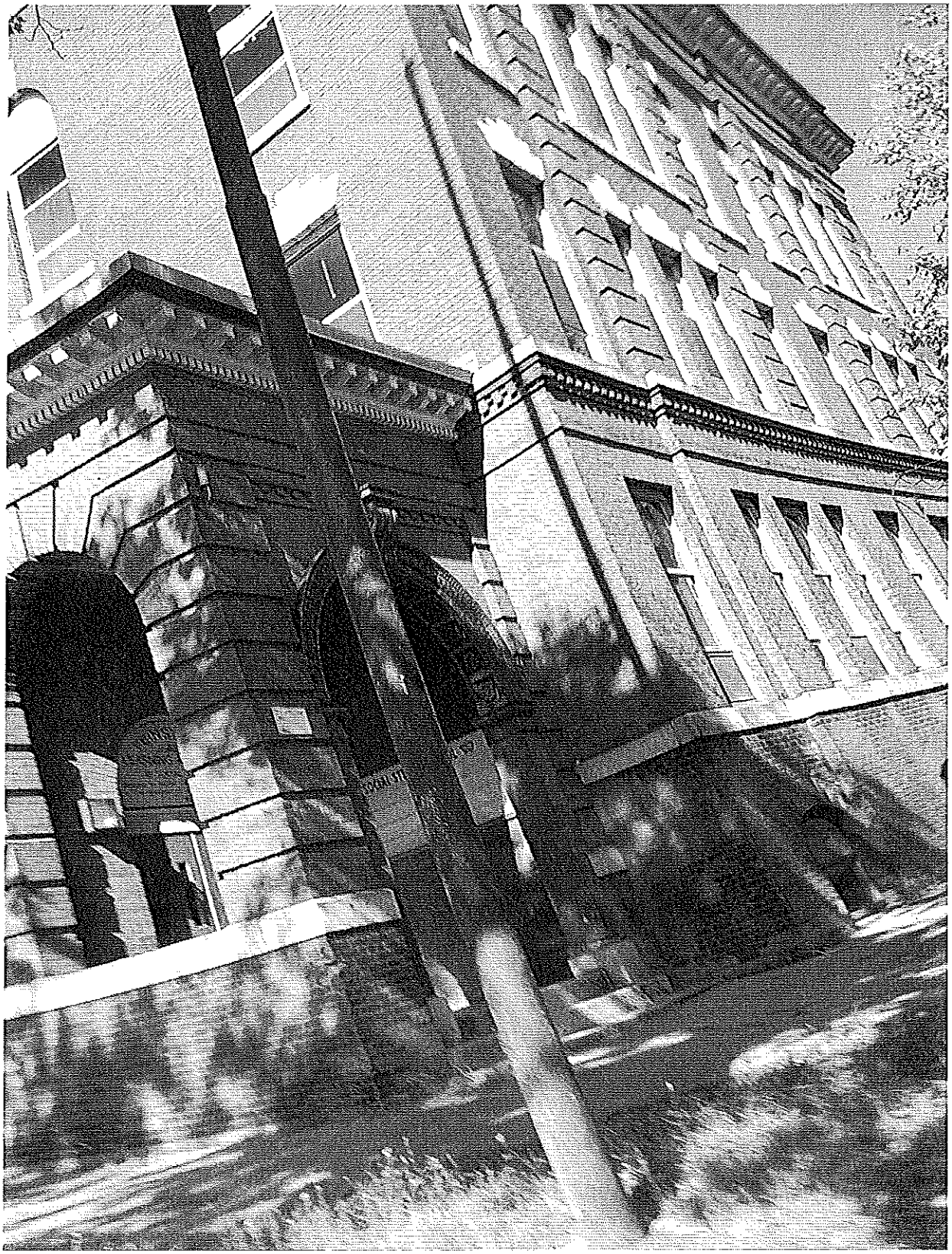


City of Woonsocket, Rhode Island
Former Social Street School
Floor Plan ••• Level 2

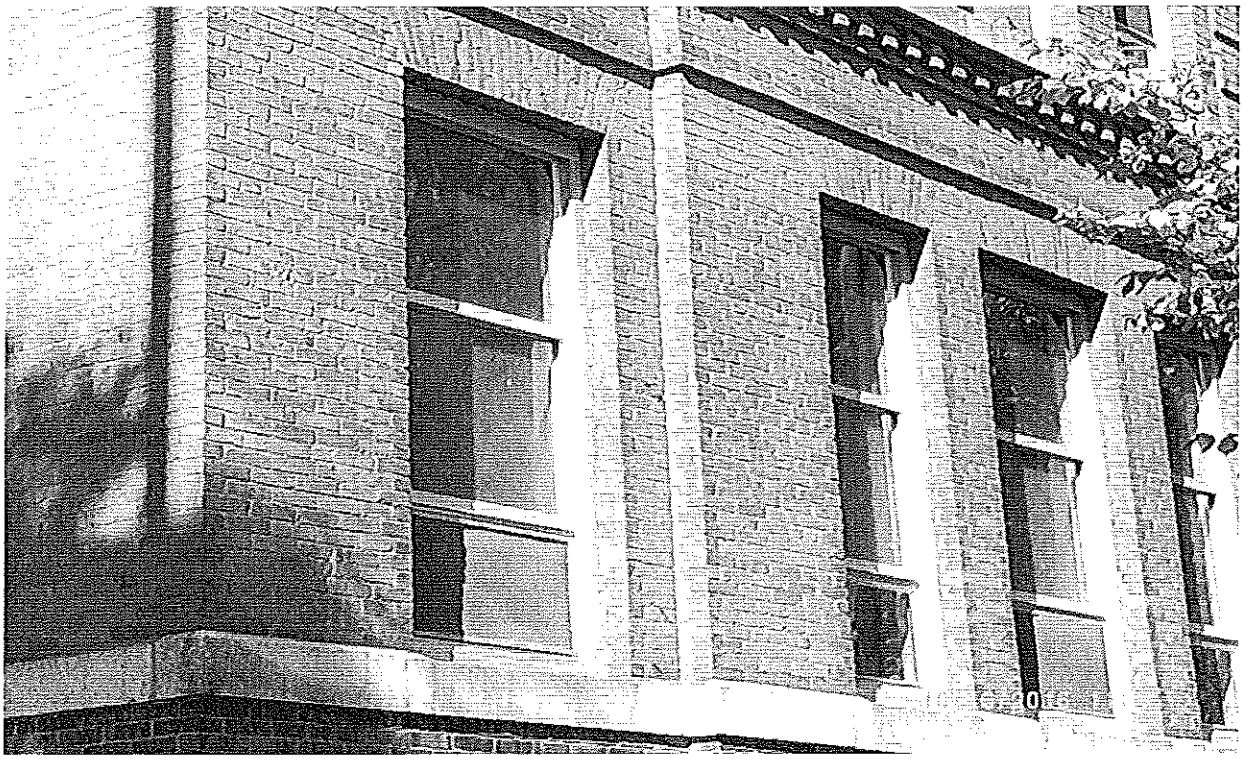


Social Street/East School Street Portico View

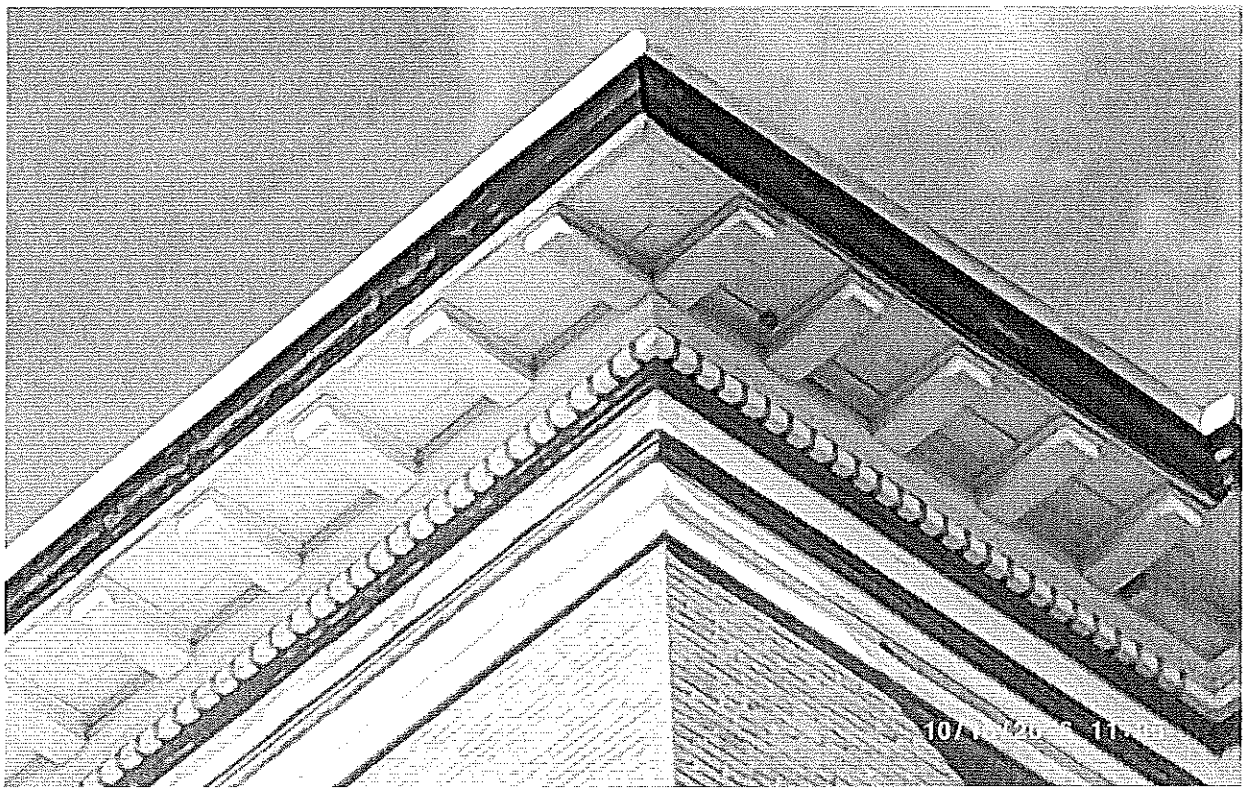




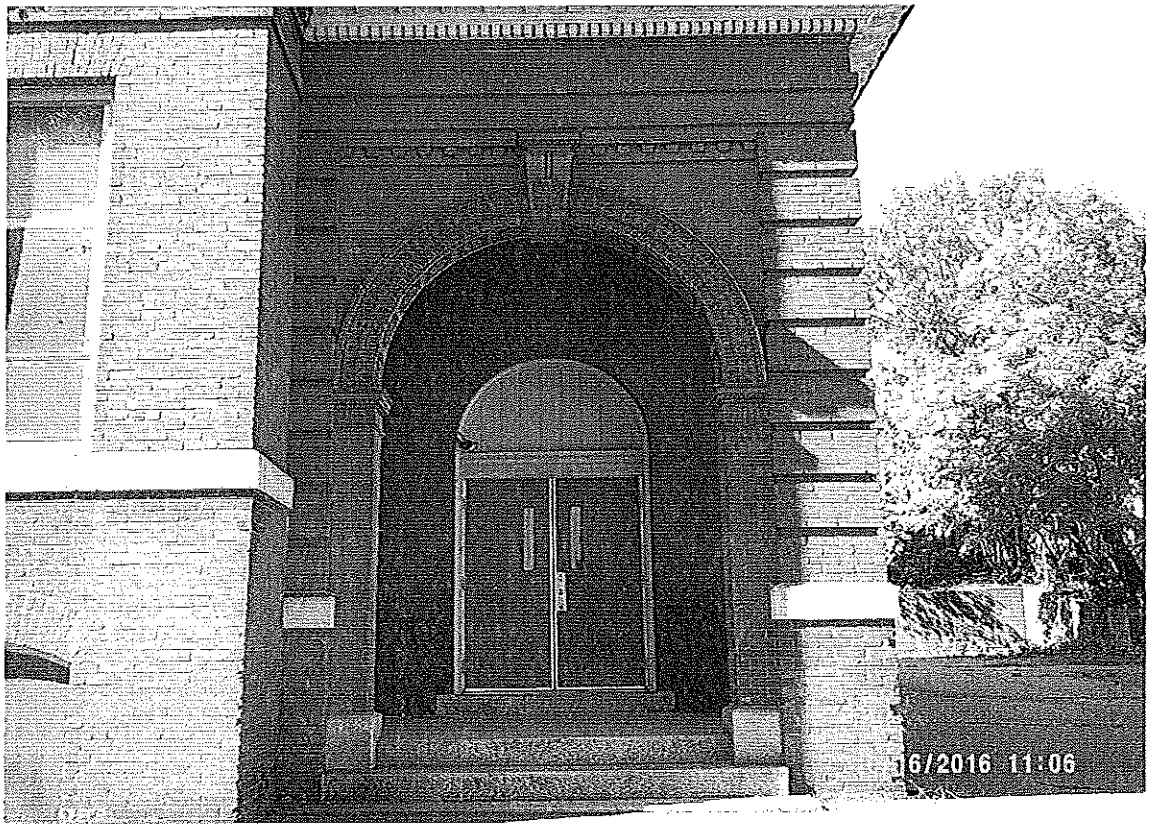
Social Street School • Building Front on Social Street



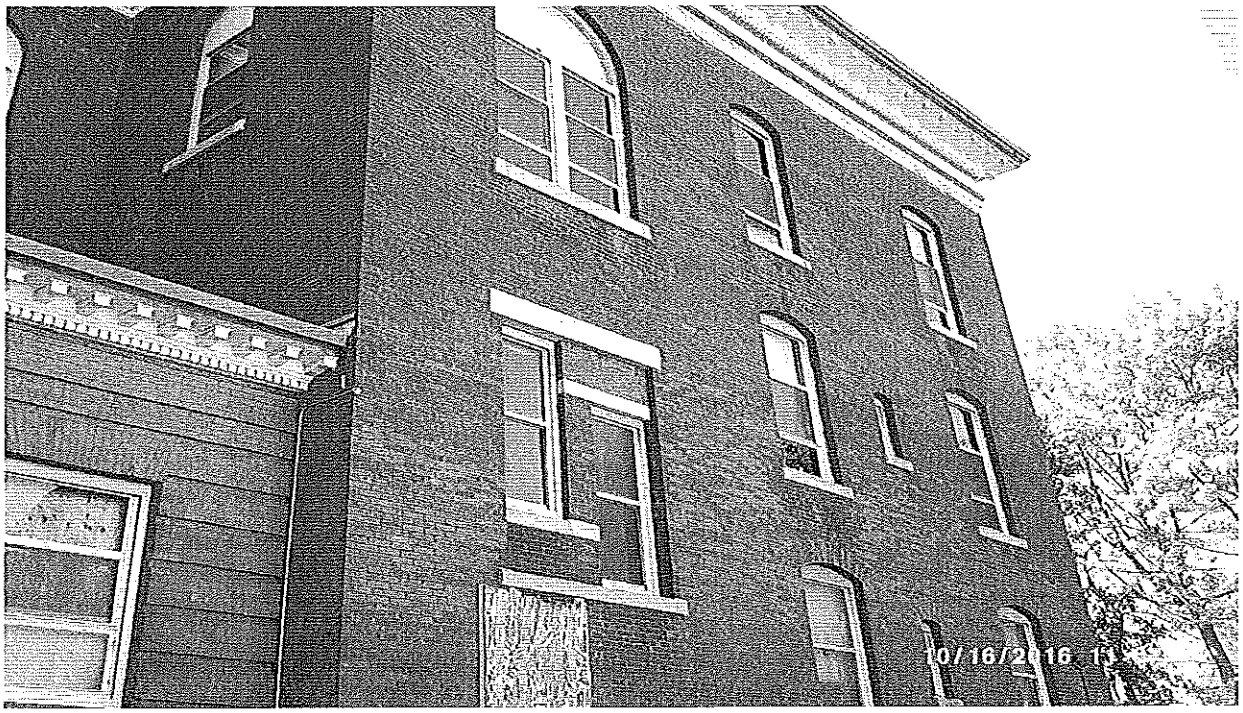
Close-up of Windows on 1st Level – Social Street side.



Cornice Pediment • Social Street School

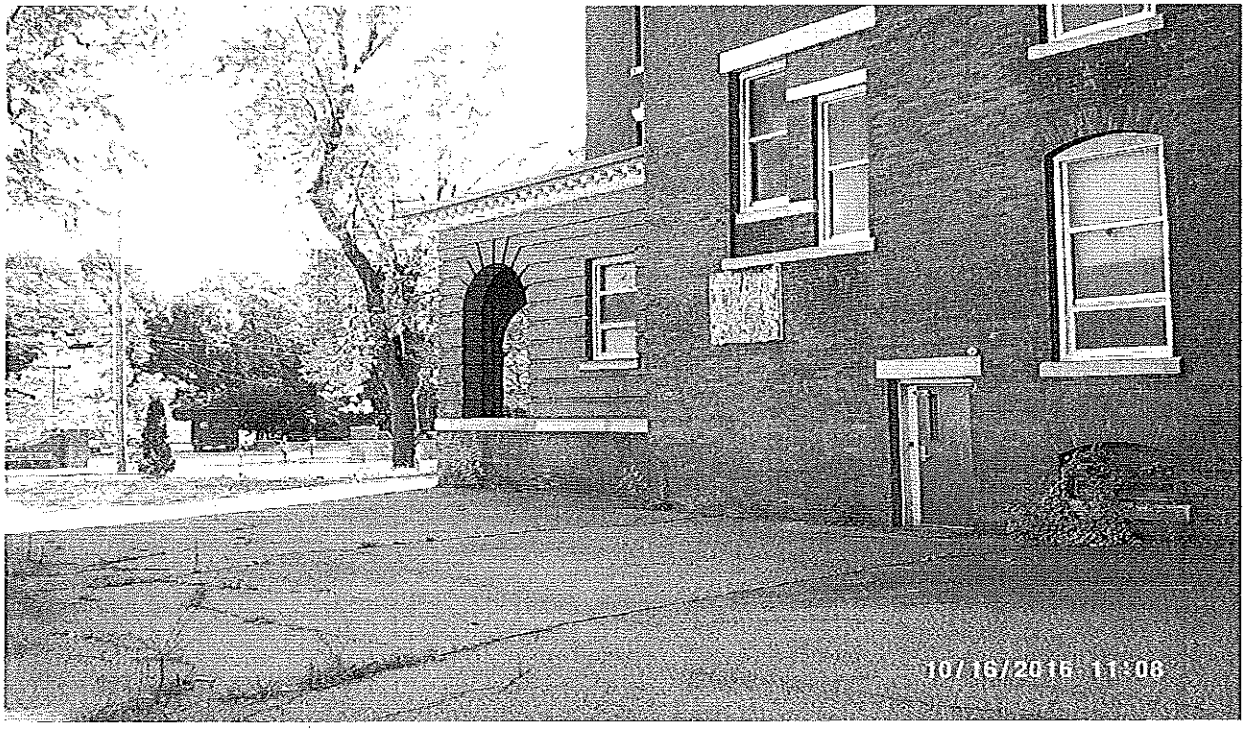


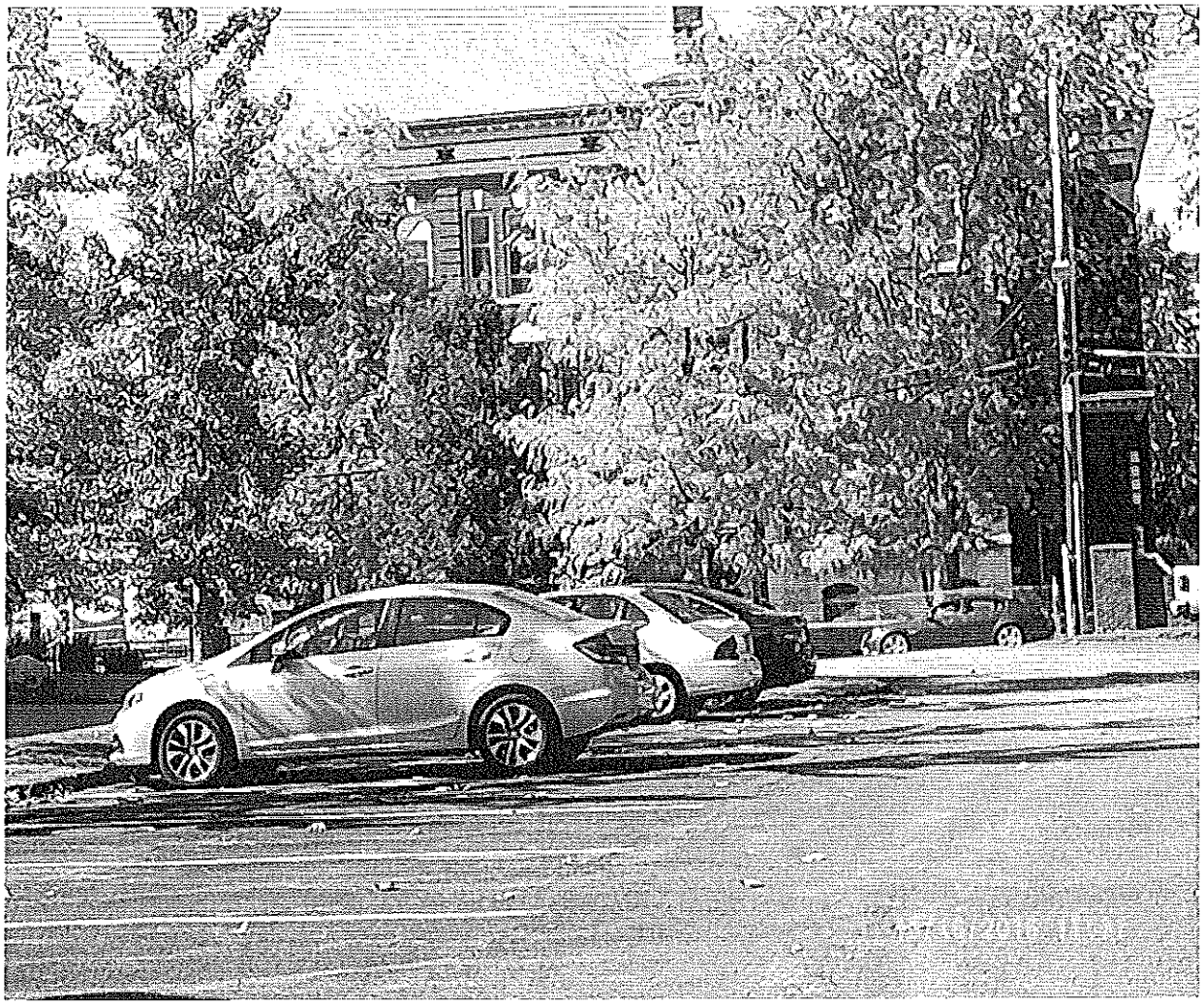
Secondary Entrance • Social Street Side



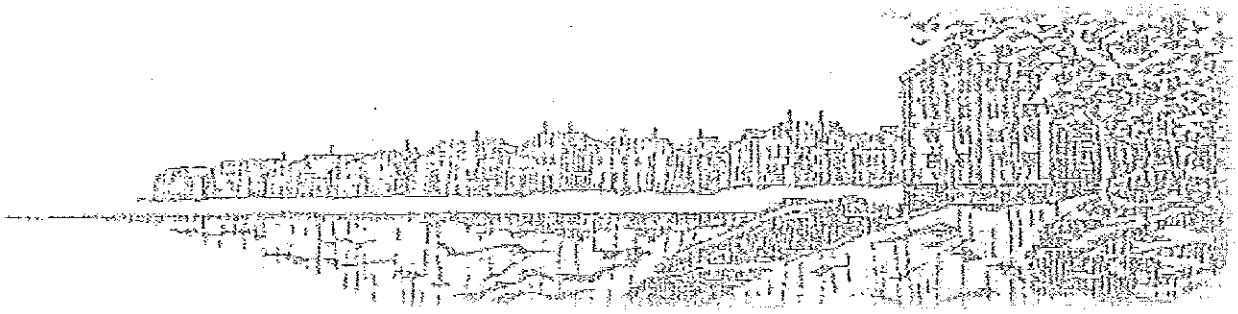
East School Street façade

Rear views of Social Street School [Upper & Lower photographs]





View of Social Street School from opposite side of Social Street.



The City of Woonsocket is located in Providence County at the North East corner of Rhode Island. Woonsocket is centrally located in the Boston/Worcester/Providence Triangle, with efficient interstate connections to Providence, RI, and Boston, MA.

In 1986, the United State Congress declared Woonsocket and twenty four towns within the Blackstone River Valley and watershed from Worcester, Massachusetts to Providence, Rhode Island, part of the "Blackstone River Valley National Heritage Corridor". This recognition, reauthorized in 1996 and 2006, acknowledges the historical and cultural significance of the area as a birthplace of the American Industrial Revolution.

Population

According to the Census Bureau (2014), the City, has population of 41,228 people. Similar to other Cities in Rhode Island[1], and with exception of ethnic and racial minorities, Woonsocket had a 5 percent decrease in its total population between 2000 and 2010. During these years, groups of "color" grew a 36 percent. Particularly, by 2013 Woonsocket had a 14%, Hispanic population, 6% African American (Not Hispanic), and 7.1% Asian individuals (Rhode Island Division of Planning, 2014, p. 84).

Education System

The Woonsocket Education Department is comprised of seven elementary schools, five of which house grades K-5; one with grades 2-5 and another one housing grades K-2. Woonsocket also has one middle school (grades 6-8); one high school (grades 9-12); and one career and technical school (grades 10-12).

Woonsocket's 10 schools are made rich and vibrant through the heritage and diversity of our students and community. As stated previously, the growing number of ethnic minorities is also reflected in the City's student population, presenting the City and its resident with a richer multicultural perspective, but also challenging the educational system to offer alternatives to a traditional educational system that was already financially and academically challenged.

[1] According to RI Rising, RI is the slowest State for population growth. Between 2000 and 2010 the State had an increase in only 4,200 residents. RI has lost 2,300 residents since 2010. By 2010 RI was the 49th state for population growth.

A significant number of the students in the City do not finish high school, progressively deserting the educational system as they grow older. Woonsocket has one of the lowest percentages of High School (78.1%) and Bachelor's or Higher Degrees (14%) graduates in the State[2]. Those lower percentages of graduation rates will reflect in Woonsocket's population marketable skills and number of opportunities they can access in life. In fact, in 2015, from a labor force of 19,027, there were 1,477 residents unemployed, for a rate 7.8%. This was the second highest unemployment rate in the State[3] (RI Department of Labor and Training, Labor Market Information, 2016)

S2301: EMPLOYMENT STATUS (Census Bureau, 2010-2014)

Subject	United States				Rhode Island				Woonsocket city, Rhode Island			
	Total	In labor force	Empl.	UR	Total	In labor force	Empl.	UR	Total	In labor force	Empl.	UR
	Estimate (Est.)	Est.	Est.	Est.	Est.	Est.	Est.	Est.	Est.	Est.	Est.	Est.
Population 16 years and over	248,775,628	63.9%	57.7%	9.2%	862,851	65.9%	59.3%	9.5%	32,229	58.8%	53.8%	8.1%
EDUCATIONAL ATTAINMENT												
Population 25-64 years	165,878,168	77.6%	71.3%	7.7%	557,489	80.7%	73.7%	8.1%	22,298	70.9%	65.4%	7.4%
Less than high school graduate	19,939,890	60.9%	52.3%	14.0%	64,182	62.1%	52.3%	15.8%	3,758	45.6%	40.8%	10.6%
High school graduate (includes equivalency)	44,000,387	73.3%	65.9%	9.9%	145,098	77.2%	68.1%	11.6%	7,840	71.1%	63.7%	10.2%
Some college or associate's degree	50,757,845	79.5%	72.7%	7.9%	161,033	82.8%	76.0%	7.7%	7,198	75.4%	70.6%	6.0%
Bachelor's degree or higher	51,180,046	86.0%	82.0%	4.1%	187,176	88.0%	83.5%	4.1%	3,502	88.3%	84.9%	3.1%
PERCENT ALLOCATED												
Employment status for population 16 years and over	6.5%	(X)	(X)	(X)	6.5%	(X)	(X)	(X)	5.6%	(X)	(X)	(X)

UR Unemployment rate
Employment Estimate, Est.

Source: (United States Census Bureau, 2010)

[2] The Percentage High School Graduates or Higher degree for Woonsocket was only lower than Providence (72.9%), Pawtucket (76.8%) and Central Falls (53.9%). For Bachelor's Degree or higher Degrees, Woonsocket was ranking lower in the State, only surpass by Pawtucket (17.4%) and Central Falls (8.0%)

[3] By 2015, Rhode Island unemployment rate was 6.0%.

Labor Force

Woonsocket has in its labor force of approximately 18,958 (58.8%) people (United States Census Bureau, 2010). The City's labor force, 16 years and older, consists of a mix of blue and white collar jobs, working primarily in educational services, healthcare and social assistance (these three representing 22.3%), retail trade (17.6 %), and manufacturing (16.2%). The population working in Woonsocket is also employed in Professional, scientific, and administrative management services (9.2%); Arts, entertainment, and recreation, and accommodation and food services (9.6%), and the construction industry (6.9%)

SELECTED ECONOMIC CHARACTERISTICS

Subject	Woonsocket		Rhode Island	
	Estimate	Percent	Estimate	Percent
EMPLOYMENT STATUS				
OCCUPATION				
Civilian employed population 16 years and over	17,331	17,331	511,362	511,362
Management, business, science, and arts occupations	4,228	24.4%	186,267	36.4%
Service occupations	4,053	23.4%	103,342	20.2%
Sales and office occupations	4,181	24.1%	125,695	24.6%
Natural resources, construction, and maintenance occupations	1,542	8.9%	36,772	7.2%
Production, transportation, and material moving occupations	3,327	19.2%	59,286	11.6%
INDUSTRY				
Civilian employed population 16 years and over	17,331	17,331	511,362	511,362
Agriculture, forestry, fishing and hunting, and mining	107	0.6%	2,171	0.4%
Construction	1,189	6.9%	26,294	5.1%
Manufacturing	2,802	16.2%	56,078	11.0%
Wholesale trade	458	2.6%	12,696	2.5%
Retail trade	3,050	17.6%	62,310	12.2%
Transportation and warehousing, and utilities	608	3.5%	18,585	3.6%
Information	178	1.0%	8,521	1.7%
Finance and insurance, and real estate and rental and leasing	602	3.5%	35,492	6.9%
Professional, scientific, and management, and administrative and waste management services	1,598	9.2%	49,411	9.7%
Educational services, and health care and social assistance	3,871	22.3%	138,299	27.0%

Arts, entertainment, and recreation, and accommodation and food services	1,667	9.6%	55,894	10.9%
Other services, except public administration	817	4.7%	22,693	4.4%
Public administration	384	2.2%	22,918	4.5%
CLASS OF WORKER				
Civilian employed population 16 years and over	17,331	17,331	511,362	511,362
Private wage and salary workers	15,270	88.1%	418,395	81.8%
Government workers	1,489	8.6%	66,835	13.1%
Self-employed in own not incorporated business workers	562	3.2%	25,560	5.0%
Unpaid family workers	10	0.1%	572	0.1%

(United States Census Bureau, 2010)

In Woonsocket, the City's growing ethnic and racial minorities reflects its multicultural character. From 2,235 firms in the City in 2012, 397 belonged to minorities, **657 Women and 265 veterans**. Woonsocket also had 3.3% Black own firms, 7.1% Asian, 5.2% Hispanic and 25.2%.

Businesses	**United States**	**Rhode Island**	**Woonsocket**
Total employer establishments, 2014	7,563,085.00	28132(1)	X
Total employment, 2014	121,079,879.00	421578(1)	X
Total annual payroll, 2014	5,940,442,637.00	19511135(1)	X
Total employment, percent change, 2013-2014	2.40	3.2(1)	X
Total nonemployer establishments, 2014	23,836,937.00	75,223.00	X
All firms, 2012	27,626,360.00	94,642.00	2235
Men-owned firms, 2012	14,844,597.00	54,651.00	1300
Women-owned firms, 2012	9,878,397.00	30,484.00	657
Minority-owned firms, 2012	7,952,386.00	14,737.00	397
Nonminority-owned firms, 2012	18,987,918.00	77,042.00	1713
Veteran-owned firms, 2012	2,521,682.00	9,904.00	265
Nonveteran-owned firms, 2012	24,070,685.00	79,837.00	1780
Geography	UNITED STATES	Rhode Island	Woonsocket
Population per square mile, 2010	87.40	1,018.10	5321.9

Land area in square miles, 2010	3,531,905.43	1,033.81	7.74
FIPS Code	"00"	"44"	"4480780"

(United States Census Bureau, 2010)

Physical Infrastructure

Development of Highland Industrial Park

There have been significant new job opportunities created by the development of the City's Highland Corporate Park beginning in the 1980s and continuing to the present day. Approximately fourteen businesses have expanded or relocated to the City as a result of this project. Subsequently the growth of new jobs has approach 4,000.

The list of tenants is headed by the CVS/Caremark Corporation which has experienced unparalleled growth during the past twenty years. CVS is Rhode Island's only Fortune 500 Company, and Woonsocket's number one corporate citizen, with local employment of approximately 3,500 people. Today, the company continues to make large corporate acquisitions, and to expand resident's employment.

The remaining industrial park tenants are dynamic companies who have found high technology and manufacturing niches in which to operate and grow. While many of these firms are small to medium in size, they maintain a commitment to employing Woonsocket residents and continuing to invest in their presence in the City.

High Volume Commerce

Diamond Hill Road is the City's major retail center with three major developments. Woonsocket Plaza totals approximately 350,000 square feet, and the expanded/renovated Walnut Hill Plaza contains 300,000 square feet. Retail space along Diamond Hill Road totals approximately 850,000 square feet, making it a significant regional retail center. Other smaller scale retail developments are located at Park Square, the Social Renewal Area, and along Cumberland Hill Road.

Health Care

Another set of substantial employers in the City are healthcare facilities, especially Landmark Medical Center. Landmark's presence is felt by the extensive network of medical and service professionals who derive their income from the hospital even though not directly employed by it.

Main Street

As a result of the modern day demands for quick and easy retail shop access and demographic changes, Main Street for many years through the mid-1990's showed a persistent decline. During recent years though, a significant revitalization has occurred in the Market Square Area.

Advancements included the Museum of Work and Culture, the newly opened River Falls restaurant, upgrades to the City's ice rink, and the continued development of River Island Park.

Over recent years, the City has commissioned several studies, plans, and reports to aide in further development of Main Street and the Market Square area. The latest effort to revitalize the area is in the form of a Wayfinding Master Plan for Downtown Woonsocket.

Current planned revitalization efforts now center on public and private improvements to the Truman Drive area, improving way finding between Main Street's two anchors: the Museum of Work and Culture and the Stadium Theatre. The changes will improve the connectivity between Main Street and the Blackstone Riverfront area, and drawing on Main Street's historic and cultural resources and heritage tourism potential as a means of economic development. Future Main Street developments should accentuate the opportunity for tourist-related activity along Main Street, enhance existing business, and promote future mixed-use development in the area. Woonsocket Comprehensive Plan (2012 Update)

Small Business

The largest remaining portion of the City's economy is built on traditional small business, often family owned or single proprietorships operating in the restaurant or retail sectors. The City has made its tax incentive programs available to businesses with as few as two employees, reinvigorated its small business lending program and is working to better serve the needs of this sector through expediting the permitting process involved in opening a new business.

Woonsocket is determined to offer an increasingly positive business climate where City officials business and community work together to build a strong and stable economy that can create local jobs and promotes businesses growth. The City is working to offer companies moving to Woonsocket clear and transparent government policies and regulations, attractive taxes, and innovative zoning regulations. Woonsocket is also restructuring and modernizing its school and education system to develop a skill labor force able to compete in the rapidly transforming economy; and is investing in its physical infrastructure to offer the residents and businesses adequate support to their residential and/or commercial needs.

Economic development, through the retention of existing businesses and the attraction of new ones, is of prime importance to the City. The City is pro-development and will utilize proactively various State and local incentive programs, financing support, and land use regulations to support growth in employment opportunities for City residents. The City of Woonsocket sees the following as the strategic advantages it offers to local business:

- Progressive tax incentive programs for new and existing businesses
- Prime geographic location, providing easy access via car or truck to Routes 99, 146, 295, 95 and 495 into Massachusetts
- An existing surplus capacity of water and wastewater treatment
- Existing rail access to a number of locations and facilities in the City
- An inventory of affordable lease space in historic mills

- A first-class industrial park that enjoys enhanced incentives for new construction and expansion
- Access to a market that has over 146,000 residents living in the City or its surrounding communities and are linked directly by roads to the City's commercial areas
- A well established and growing creative economy in the Main Street area that has begun to reinvigorate night life in the City through offerings of theater, live music and other entertainment, restaurants and night clubs
- Existing strong efforts to promote a targeted tourism development program that emphasizes the City's historic buildings, cultural heritage, and access to the Blackstone River

Recognizing the strength of Woonsocket's strategic advantages, our goals for economic development are to:

- Broaden and deepen the commercial and industrial tax base
- Achieve and maintain a competitive commercial tax rate
- Support ongoing efforts to address educational and/or skill gaps and improve the competitiveness of the local labor force
- Woonsocket Comprehensive Plan (2012 Update). This Plan will be updated in 2017.
- Assist in the transformation of mill properties to accommodate small, multi-tenanted manufacturing, warehouse, and industrial applications
- Build up commercial tenants along Main Street as a result of increased tourism.
- Leverage appropriate sources of federal, state and private funding to improve the appearance of the City, support small business development through gap financing, and redevelop targeted areas suffering from blight or inactivity
- Foster the ongoing development of a lively arts community within the boundaries of the City's state-designated Arts District by promoting the related tax incentives to the creative community

The financial incentives for prospective businesses are realized through the adoption of a "phase-in" schedule, usually over a 10 year period, for projects involving new construction or substantial renovation of commercial and industrial properties resulting in new property tax assessments. The degree of the tax incentive varies, depending upon the number of new employees, property location, and the size and type of business. As an example, for major new companies locating in the City's Highland Corporate Park, the level of program subsidy results in a new business being assessed only 20% to 50% of expected taxes in year one, with incremental increases over a 10 year period.

Even more, the 2017 proposed budget for the Fiscal Year beginning July 1, 2016 proposed a 12% decrease in the residential real estate tax rate from $36.58 per thousand of assessed value to $32.14. In addition, this budget also recommends the lowering of the commercial tax rate to $39.99 per thousand from $40.70.

Financial Assets:

The City of Woonsocket has developed multiple strategies to recover the control of its finances and is designing multiple economic strategies to promote development and economic growth.

Mayor Baldelli-Hunt regained the control of the City's finances, after a Budget Commission appointed by the State Director of Revenue took it away in 2012. The Commission met its goals, returning fiscal stability to the city of Woonsocket. Ratings upgraded the long term credit rating to BB- with a Positive outlook (City of Woonsocket, 2015) from a previous B with a stable outlook, and a 2013 negative rating. This upgrade reflects more stable finances, a better management of the city and an approved five year operating plan. This new rating reflects the city's effort to improve the financial stability and increases the possibilities to access healthier credits.

For the Fiscal Year beginning July 1 2016 and ending June 30, 2017, The City adopted a Municipal Budget Plan of $107,517,082. The budget proposed an increase of expenditures of approximately one quarter of one percent over the prior year budget. That increase was facilitated in part by the reduction in approximately $3.1 in bond taken out in 2011 and the 2016 refinancing prior debt. In an effort to guard against future deficits, this budget establishes a budget reserve account which will be initially funded by an appropriation equal to 1% of last year's budgeted revenue of $802,000. The budget also begins funding, for the first time; an account dedicated solely for the payment of Other Post Employment Benefits (OPEB) in the amount of $500,000. All of these steps were designed to strengthen the financial foundation of Woonsocket.

The budget also appropriated funds for Woonsocket Education Department (WED), planning to improve schools infrastructure and Student supports. The City is making particular emphasis funding all day kindergarten and other programs to increase graduation rate, and improve performances from Pre-K to 12th grade.

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City of Woonsocket, RI · Zoning Ordinance · Live/Work Units

SECTION 1. The Code of Ordinances, City of Woonsocket, Rhode Island, Appendix C, entitled "Zoning" is hereby amended as follows:

Add: 4.4 Residential Uses

Zoning District	R-1	R-2	R-3	R-4	C-1	C-2	MU-1	MU-2	I-1	I-2	PR-1	PR-2
19. Live/Work Units	NP	NP	NP	S**	P	P	P	P	P	P	NP	NP

** Required approval of a resolution by the city council identifying a specific property or structure that may be designated as permitting live/work units subject to plan approval by the planning board.

Add a new Section 12.6 *Live/Work Units*, as follows:

12.6.1 Live/work units are permitted in all commercial and manufacturing zones, or in specific properties in residential zones approved by the city council by resolution.

12.6.2 Any commercial use permitted in the zoning district applicable to the property is permitted in the live/work unit. In residentially zoned properties approved by city council resolution, commercial and industrial uses are permitted such as artistic creation, development and small-scale manufacturing is allowed together with associated retail and volume sales.

12.6.3 Live/work units at street level are prohibited where single-purpose residential structures are otherwise prohibited. In commercial and industrial zones any portion of a residential unit is permitted only on the upper stories.

12.6.4 Where permitted, live/work units located at street level are subject to the development standards for ground-floor retail or commercial establishments as follows; and to any additional standards for ground-floor commercial establishments provided in the zoning ordinance.

> 12.6.4 (a) A minimum of eighty percent (80%) of a structure's street front façade at street level shall be occupied by nonresidential uses.
>
> 12.6.4 (b) In districts where live/work units are permitted at street level, parking for live/work units on neighborhood commercial streets and in mixed-use zones is prohibited in front of the building.
>
> 12.6.4 (c) Live/work units that exceed two thousand square feet (2,000 sq. ft.) must have at least two (2) means of egress.
>
> 12.6.4 (d) Within each live/work unit, the living area shall not exceed fifty percent (50%) of the total floor area of the unit.
>
> 12.6.4 (e) Where the owner occupies the property in one of the live/work units, the remainder of the property may be designated and used solely as work units with city council preapproval.
>
> 12.6.5 (f) No signage shall be allowed other than numbering required to address identification.

12.4.5. *Business License Required*: At least one resident in each live/work unit shall maintain a valid business license for a business on the premises, if required.

12.4.6 Parking: For live/work units of fewer than twenty-five hundred square feet (2,500 sq. ft.), one (1) parking space is required for each unit. For live/work units greater than 2,500 square feet, required parking will be based on the applicable parking standards for the nonresidential use or the closest similar use as determined by the zoning official.

Add: Section 5.1-8 Parking Requirements for Live/Work Units:

Parking: For live/work units of fewer than twenty-five hundred square feet (2,500 sq. ft.), one (1) parking space is required for each unit. For live/work units greater than 2,500 square feet, required parking will be based on the applicable parking standards for the nonresidential use or the closest similar use as determined by the zoning official.

Add Section 18.1 Definitions

"Live/work unit" shall mean a building or space within a building used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.