

# Providence City Plan Commission

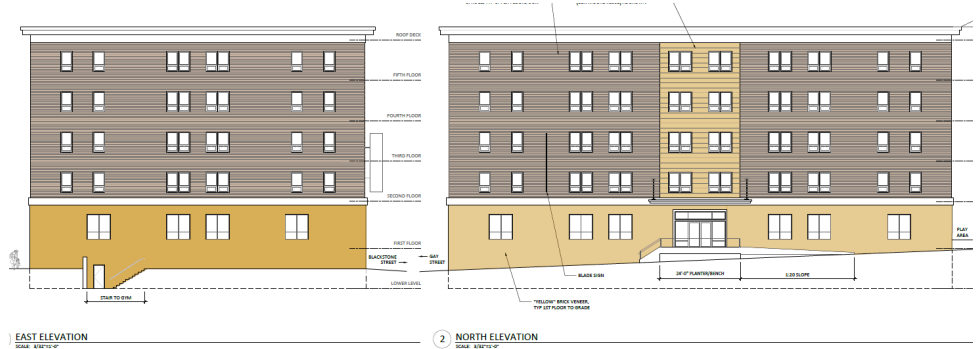
March 18, 2025



## AGENDA ITEM ■ 220 BLACKSTONE STREET



Aerial view of the site



1 EAST ELEVATION  
SCALE: 1/8\"/>

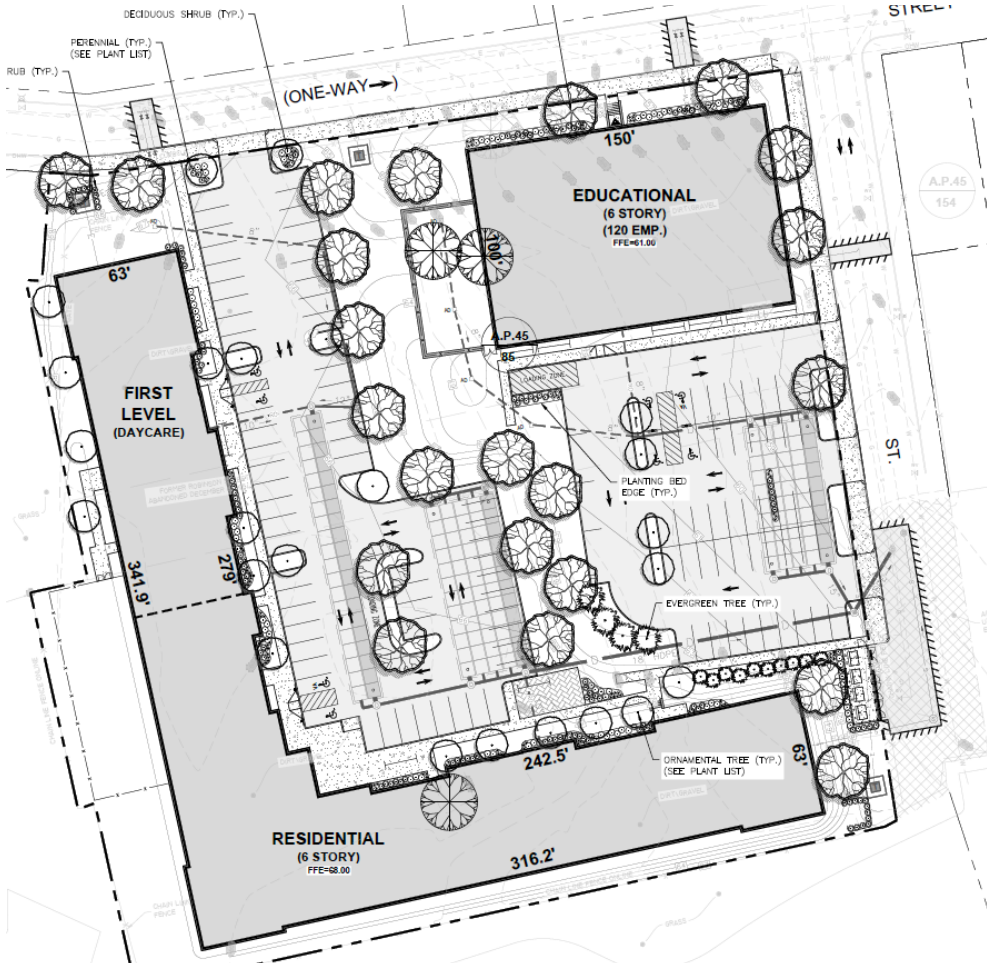
2 NORTH ELEVATION  
SCALE: 1/8\"/>



Elevation of the school building

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Marathon Development LLC	<b>PROJECT DESCRIPTION:</b>	Major change to an approved plan to increase the height of a building from two stories to five stories, a change of over 20% from what was approved.
<b>CASE NO./ PROJECT TYPE:</b>	25-006 MA Major Change		
<b>PROJECT LOCATION:</b>	220 Blackstone Street M-MU 75 AP 45 Lot 85	<b>RECOMMENDATION:</b>	Approval of the change subject to the noted findings
<b>NEIGHBORHOOD:</b>	Upper South Providence	<b>PROJECT PLANNER:</b>	Choyon Manjrekar



Proposed site plan

**PROJECT OVERVIEW**

The major change is being requested for an approved plan consisting of a six story, 68’ tall mixed use building with 178 total residential units with daycare on the ground floor, and a second two story building proposed for use as an educational facility. The applicant is proposing a major change consisting of expanding the educational building to a height of 64’ and six stories. The change is considered a major change as it exceeds 20% of the building height and gross floor area of what was previously approved. The addition would increase the student capacity and number of employees to 120. The mixed use building will not be changed.

**ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES**

Use

The property is zoned M-MU 75 where mixed use development consisting of residential and commercial

use and educational facilities are permitted by right.

Dimensions and site design

The proposed expanded height of the building is 64’ from average grade and six stories including the basement which is within the 75’ height limit of the M-MU 75 zone. A 15’ front yard setback will be maintained from Blackstone Street. Direct access will be provided from an accessible entrance on Blackstone Street, in addition to entrances provided from the parking area at the rear and on the east and west elevations. The gym will also be accessible from the basement level.

The building’s exterior will be treated with fiber cement paneling that resembles wood siding. A cornice will be provided at the roof level.

Landscaping

Approximately 22,700 SF of canopy coverage is required based on the size and 35,200 SF is proposed. The applicant is proposing to meet this requirement by planting 28 large trees and 24 small trees around the perimeter of the site, in common spaces and within the parking area. In addition to meeting the total canopy coverage requirement for the site, the applicant will exceed the 10% canopy coverage requirement for internal parking areas. There are two significant trees in proximity to the building's footprint which the applicant intends to preserve.

Environmental management

An erosion control plan that will employ sediment traps, barriers and a schedule for soil stabilization is included with the submission. When reviewing the land development project, the CPC found that the applicant will employ an underground stormwater infiltration system located within the central and eastern portions of the site, which is intended to reduce the amount of runoff for one to 100 year events. The RI DEM has approved the plan. The City Engineer conditionally approved the final plan for the major land development project and required that the applicant conduct flow monitoring to determine that there is adequate pipe capacity to enter the Narragansett Bay Commission (NBC) sewer system. Final approval from the Department of Public Works (DPW) is contingent on submitting a report demonstrating that the sewer is able to handle flows from the development at the permitting stage.

Parking and Traffic

The development requires a total of 228 parking spaces, with 178 required for 178 residential units, 10 for the daycare calculated as 1 space per 1,000 SF and 40 for the school with a requirement of one per 3 employees with 120 employees expected. A total of 126 bicycle parking spaces are required and 63 will be provided. The CPC granted a 50% dimensional adjustment for parking at the preliminary plan stage. The applicant will provide a total of 118 spaces for the development with 66 for the mixed use building and 52 for the school, which is within the limit of the adjustment.

The applicants expects vehicles to access the school parking lot from Gay Street by turning onto Willard Ave from Eddy Street, and exiting onto Blackstone Street. Buses are expected to park on Blackstone Street which is a one way during pickup and drop off times. The applicant will present additional information on the traffic pattern to the CPC. The traffic plan shall be subject to the City Engineer's review.

Lighting

Per the submitted lighting plan, the applicant will use a combination of freestanding and wall mounted lights to illuminate the site. The plan will conform to the ordinance as there will be no light trespass onto neighboring properties.

**FINDINGS—Preliminary Plan**

Section 1005 of the Commission's *Development Review Regulations* requires that the City Plan Commission make the following findings as part of their approval of all land development project applications. Based on the analysis contained herein and subject to the conditions contained in this report, staff has prepared the following findings regarding the request for approval of the master and preliminary plan stages:

1. *Consistency—The proposed development is consistent with the Comprehensive Plan and/or has satisfactorily addressed the issues where there may be inconsistencies.*

The subject property is located in an area that the future land use map of the Providence Comprehensive Plan intends for Business/Mixed Use development. The plan describes these areas as ones intended to foster the expansion of business and medium to high density residential uses into former industrial areas. The development conforms to this land use designation as well as objective H-2, which encourages creation of new housing.

- 2. Compliance with Zoning Ordinance—The proposed development is in compliance with the standards and provisions of the Zoning Ordinance.*

Use: Mixed use development consisting of residential, commercial and educational use is permitted by right in the M-MU 75 zone.

Dimension: The change will conform to the dimensional requirements of the M-MU 75 zone.

Parking: The development will meet the parking requirement with the CPC having granted a dimensional adjustment at the preliminary plan stage.

Landscaping: The applicant will meet the landscaping requirement.

Lighting: A lighting plan has been submitted.

- 3. Environmental Impact—There will be no significant environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval.*

No negative environmental impacts are expected as the applicant is expected to come into conformance with applicable environmental regulations.

- 4. Buildable Lot—The subdivision or development project, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.*

There are no physical constraints that impact development of this property, as the lot complies with the dimensional requirements of the M-MU 75 zone with no impediments to development.

- 5. Street Access—All proposed development projects and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.*

Adequate vehicular and pedestrian access will be provided from Blackstone and Gay Streets.

**ACTION—Major Change/Preliminary Plan**

The CPC should vote to approve the major change based on the above findings.

1. The drainage plan shall be subject to the City Engineer's approval
2. Processing of the final plan should be delegated to DPD staff.