

WEST BROADWAY NEIGHBORHOOD ASSOCIATION



Officers

Terry Snook
President

14 April 2021

Rebecca Atwood
Vice President

Marc A. Greenfield
Chair Zoning Board of Review
City of Providence
444 Westminster Street
Providence, RI 02903

Noel Sanchez
Vice President

Paul Cotter
Secretary

Re: 215 Broadway

Jenica Reed Conley
Treasurer

Dear Marc and Members of the Zoning Board of Review,

Board

Aylssa Bishop
Angel Corprew-
Brown
Nicholas Canning
Eugenio Fernandez
Yvonne Graf
Stephanie Larrioux
Renee Morris
Alozie Nwosu
Obed Papp
Rachel Robinson
Kai Salem

The West Broadway Neighborhood Association writes to express its concern about the application for dimensional variances from the applicant for 215 Broadway. Because we have received numerous calls and visits from neighbors that are equally concerned and have questions about this project, and in the interest in neighborliness and good stewardship of an important building on Broadway, we request that this matter be continued. This would allow time for the applicant to come to the neighborhood and share their plans and answer questions through the WBNA Community Development Committee's Project Review process.

Broadway is one of Providence's great streets. Zoning variances will impact more than the specific property but the entire street and the neighbors that live on and near Broadway. The extent of relief requested is concerning and is more than is appropriate, as we understand it. Placing units in the basement of this property also raises concern. What are the implications to the historic integrity inside and out of the building? What is the egress? Is this intended to be an Airbnb? Will the proposal trigger review by the HDC?

Staff:

Kari Lang
Rod Mortier

Decades ago, properties in Providence were converted into smaller apartment units. Conversions are not always good to the buildings or to the neighborhoods and can have lasting effects.

Our mission is to preserve and protect the quality of life for the people of this neighborhood and the buildings where they live and work for now and for generations to come. A decision on this matter before you requires careful consideration and needs more time and information before it is rendered. On behalf of tax paying residents of the city, please continue this matter.

Sincerely,

Kari Nel Lang
Executive Director

Nic Canning
Co-Chair CDC

Alyssa Bishop
Co-Chair CDC