

# WEST BROADWAY NEIGHBORHOOD ASSOCIATION



**RECEIVED**

*By Athompson at 12:53 pm, Jan 05, 2021*

Caleb Borchers  
**President**

Rebecca Atwood  
**Vice President**

Rachel Robinson  
**Vice President**

Paul Cotter  
**Secretary**

Terry Snook  
**Treasurer**

## **Board**

Jenica Reed Conley  
Eugenio Fernandez  
Emily Koo  
Cynthia Langlykke  
Stephanie Larrieux  
Renee Morris  
Obed Papp  
Kai Salem  
Noel Sanchez  
Nancy Worthen

## **Staff:**

Kari Lang  
Rod Mortier  
Jessica Jennings

December 14, 2020

Peter Kammerer  
Providence, RI 02909  
petekamm@gmail.com

Re: 245 Carpenter Street

Dear Peter,

Thank you so much for reaching out to the WBNA Community Development Committee (CDC) about your proposed project at 245 Carpenter St. We deeply appreciate your interest in working in partnership with neighbors to make sure your new sandwich shop is truly a positive addition to the neighborhood.

On December 8<sup>th</sup>, the CDC held a virtual meeting with you and interested neighbors to review your proposed sandwich shop at Luongo Square. The CDC is a community group of residents with expertise in planning, development, architecture, historic preservation and neighborliness who are working to encourage sensitive development that reinforces the walkable, diverse, historic, mixed-use and pedestrian-scale character of the neighborhood.

Your venture was met with great interest and enthusiasm. The CDC and neighbors are very excited that you purchased the storied building at 245 Carpenter and plan to open another eatery, a variation of your current business, the Sandwich Hut on North Main St. We support your application for a Special Use Permit.

In general, all in attendance were supportive of your early plans. We appreciate the prospect of an additional pedestrian-scale neighborhood business in Luongo Square. The careful mixing of various kinds of 'corner stores' throughout the neighborhood is part of what makes for a great urban community. We envision a shop that is welcoming to all, serving local residents, local workers and visitors. We look forward to having another local business amenity that also helps bring additional life to this part of the neighborhood.

The attributes that are most appreciated are:

- Preservation of the character of the building, whether renovated or re-built.
- Eating counter at the storefront, a little bit like the Tailor Shop on Broadway.
- Take out window at the sidewalk.
- Rear patio eating area.
- Limited service hours as permitted by the proposed Special Use Permit.

Suggestions for additional consideration:

- Clarification of property lines and use of the apparently narrow side yards for either a pathway or trash/recycling. Do you plan to get a property survey as you continue to more fully define the use of the site and side yards? Will the rear patio be accessed both from inside the shop and from the pathway to the west of the building?

# WEST BROADWAY NEIGHBORHOOD ASSOCIATION



- Carefully planned sidewalk seating, if appropriate, that will still allow clearance for pedestrians, people with strollers, handicapped and/or mobility-impaired people.
- Additional transparency to the street. Did earlier versions of the building have storefront windows with lower sills, perhaps closer to +/- 2'?
- Clarification of extent of outdoor seating behind the building including if you are considering any plans for lighting and/or speakers.
- Bike racks for customers using alternative transportation.

And there are the usual concerns about food establishments right in the middle of a mostly residential neighborhood:

- Effective trash and recycling management to minimize waste and control rodents.
- Prevention of noise pollution, light pollution and/or tobacco smoke pollution.
- Crowd management.

Again, we are so grateful for your interest in locating your business in our Federal Hill neighborhood. Especially considering the Covid challenges confronting food establishments today, we appreciate your ability to navigate the changing market and your forward vision to the post-Covid era.

Please keep us informed as your plans develop. We would very much appreciate the chance to continue to understand, review and discuss your project as your design evolves.

What could be better than a wonderful sandwich shop in the neighborhood? A wonderful sandwich shop that sells ice cream at the front window!

Sincerely,

Cynthia Langlykke  
CDC Chair

Kari Lang  
Executive Director

Cc:  
Providence Planning Commission  
c/o Choyon Manjrekar

Providence Historic District Commission  
c/o Jason Martin