



COLLEGE HILL, WAYLAND, AND FOX POINT  
NEIGHBORHOOD PLAN MAP

October 2009



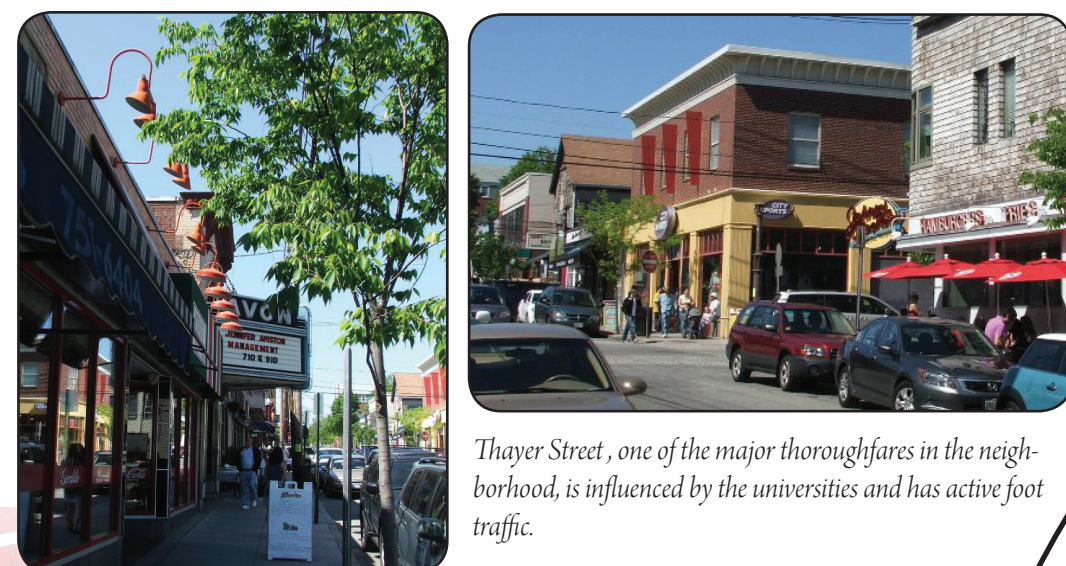
On May 31, 2006, Mayor Cicilline and the City Council announced the creation of Providence Tomorrow—an innovative and inclusive planning process designed to create a framework for growth and preservation of Providence neighborhoods. Since then, the City Council adopted a new Comprehensive Plan, and the Department of Planning and Development has begun detailed planning studies in each of the city's neighborhoods.

Providence has 25 distinct neighborhoods, each with unique character and identity. While neighborhoods share many features, each has its own set of planning challenges and concerns. An important part of Providence Tomorrow is the in-depth, detailed planning studies that were conducted at the neighborhood level. The neighborhoods were grouped together so that there were ten neighborhood charrettes, or planning studies, conducted from 2007 to 2009.

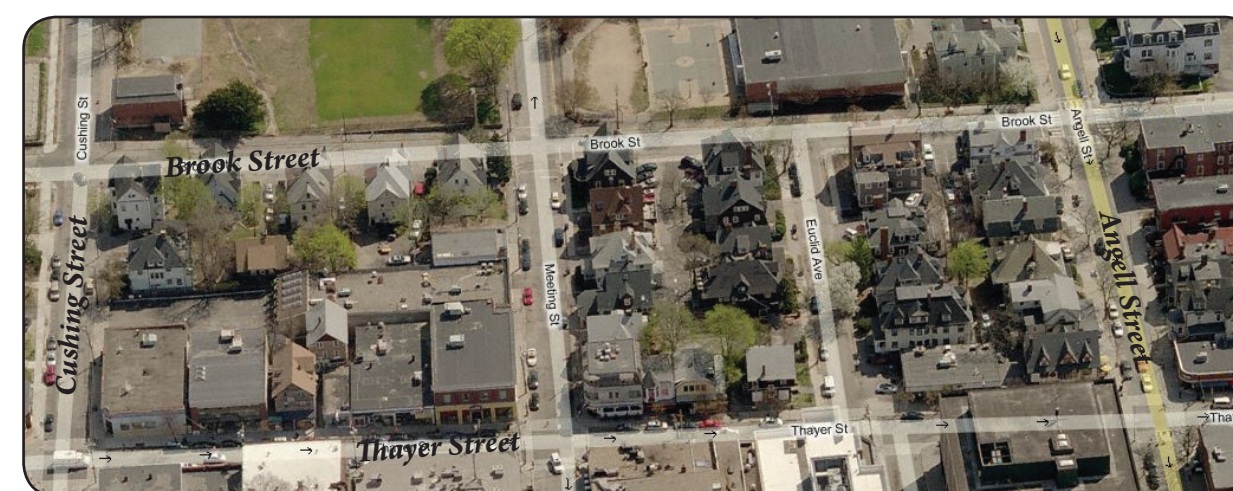
The College Hill, Wayland, and Fox Point Neighborhood Charrette was held May 5-8, 2008. Sessions were held at the Unitarian Church and the Lincoln School. Approximately 178 people participated in the charrette, voicing their opinions on how to activate public spaces in the neighborhoods, where they would like to see commercial and industrial growth in the future, and how to protect the existing character of their neighborhood, among other issues. The planning team collected all of the information from the week, and drafted an action plan that was presented at a follow-up meeting in November 2008.

This map is a summary of the information that was collected from residents, business owners and neighborhood youth over the course of an intensive week of many public meetings. The Plan summarizes neighborhood history and demographics, illustrates the existing character of the neighborhoods through photos and typologies of buildings types, and identifies key issues and neighborhood priorities. The Action Plan identifies goals and objectives for the neighborhoods, and the parties who will lead each effort. The Plan will be used to guide the review of development projects in these neighborhoods by the city's boards and commissions, help the City prioritize funding for projects and infrastructure improvements, and provide a guide for redevelopment efforts.

Protect the character and scale of existing commercial buildings along Thayer Street by containing the existing commercial district and discouraging zoning variances.



Thayer Street, one of the major thoroughfares in the neighborhood, is influenced by the universities and has active foot traffic.



Amend the R3 zoning designation to RP (Residential Professional) west of Brook Street between Cushing and Angell Streets.

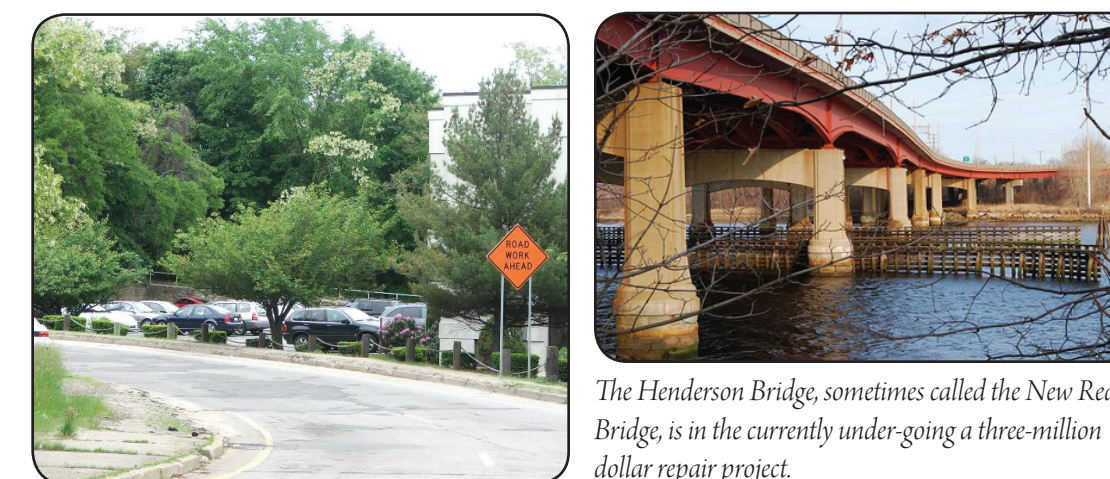


Encompassing parts of Medway, Waterman and Angell streets, Wayland Square has been a prominent commercial center since the early twentieth century. The area shown above (between Pitman Street and Wayland and Butler avenues) is being considered for possible expansion of the Wayland Square commercial zone.

Extend the commercial zone to Pitman Street between Wayland and Butler avenues.

Plant trees and establish trails in Blackstone Park near the Henderson Bridge at Angell Street.

As part of the repair and restoration of the Henderson Bridge, work with RIDOT to redesign the bridge connection at a neighborhood scale, eliminating the highway feel and opening up new areas for development.



The Henderson Bridge, sometimes called the New Red Bridge, is in the currently under-going a three-million dollar repair project.

Reclaim the DOT right-of-way area between South Angell and Waterman streets to be developed as neighborhood/waterfront mixed-use.

Protect the character and scale of existing commercial buildings along Wayland Square; consider down-zoning the existing commercial district to C1.

Protect the character and scale of existing commercial buildings along Wickenden Street; consider down-zoning the existing commercial district to C1.



Maintaining character and scale, by limiting allowable building height and maintaining the current mix of uses, was identified as a priority for Wickenden Street by charrette participants.

Rezone blocks on the west side of Brook Street from Benevolent to Power from Residential One-Family to Limited Commercial.

Redevelop the I-Way parcels.

- Require design review and approval by the Downcity Design Review Committee; establish specific criteria for each parcel and basic urban design standards for all.
- Encourage community gardens and urban agriculture initiatives as temporary uses for I-Way development parcels.
- Promote increased public access, open space, and public use as part of the redevelopment of the "Shooter's" property (I-Way Redevelopment Parcel 10) through development incentives.



On the east side of the Providence River, opposite Downtown and extending into Fox Point, there are several development parcels associated with the realignment of I-195 (left image). Ensuring appropriate development and use of these parcels in the context of the existing historic fabric through design review criteria is a neighborhood and City priority. The "Shooter's" parcel is ideal for a mixture of uses that complement and activate the waterfront and adjacent park and restore neighborhood/river connections with continuation of the riverside walk.

Encourage the development of water-based transportation and water-related uses such as water taxis and marinas to further enhance public access to the water.



**Legend**

Single Family Residential	Neighborhood Commercial
Low Density Residential	General Commercial
Medium Density Residential	Downtown/Mixed Use
High Density Residential	Business/Mixed Use
Waterfront Mixed Use/Nbrhd	Public Space/Open Space
Waterfront Mixed Use/General	Institutional District
Waterfront/Port	Jobs Only District
Recommended shared bike lanes	Possible gateway location
Recommended on-street bike lanes	Recommended streetscape improvements
Possible transit connection	Recommended landscape buffer
Recommended pedestrian improvements	Possible greenway
Possible multi-use trail	Discourage commercial expansion beyond boundary
Recreation opportunity	Recommended park improvements
Community garden opportunity	Recommended drainage improvements
Playground opportunity	Recommended traffic/intersection improvements
	Recommended traffic signal improvements

1/4 mile 1/2 mile 1/2 km