

# Providence City Plan Commission

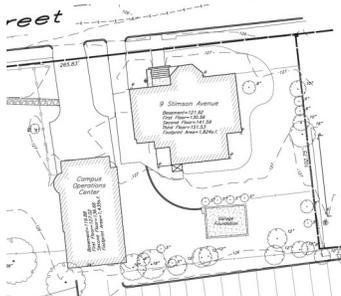
November 17, 2020



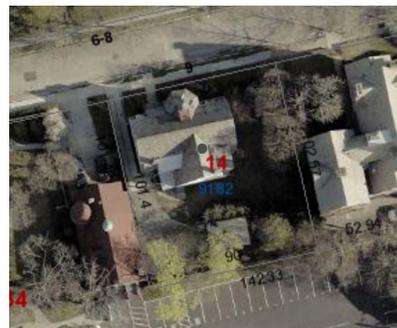
## AGENDA ITEM 4 ■ WHEELER SCHOOL MASTER PLAN



Elevations of building



Site plan of 9 Stimson Ave



Aerial view of site

### OVERVIEW

**OWNER/APPLICANT:** Wheeler School

**PROJECT DESCRIPTION:** The applicant is presenting an amendment to their campus master plan to include the acquisition of a building at 9 Stimson Ave.

**CASE NO./PROJECT TYPE:** 2020-21 DPR  
Development Plan Review

**PROJECT LOCATION:** 9 Stimson Ave

**RECOMMENDATION:** Approval of the development plan amendment

**NEIGHBORHOOD:** College Hill

**PROJECT PLANNER:** Choyon Manjrekar

**PROJECT OVERVIEW**

The applicant is seeking to amend their campus master plan to include the acquisition of a building located at 9 Stimson Ave, which is adjacent to their campus and will be used for school operations. A complete amendment of changes to the campus is forthcoming.

**ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES**

Use

The subject property is zoned R-1 under a historic district overlay, where primary and secondary school activity is a permitted use subject to development plan review. Per the applicant, the purpose of acquiring the building is to provide additional office and storage space, which is projected to be needed with expansion of the main campus. No classroom space in the building or an overall increase in the student body is expected as a result of the acquisition. Currently, the building is only being used for storage.

Dimensions

The existing building conforms to the dimensional requirements of the zoning ordinance and no changes are proposed. Any changes will be subject to review by the Historic District Commission (HDC).

**FINDINGS**

Based on the foregoing discussion, it is the DPD's opinion that the applicant has satisfactorily demonstrated compliance with the requirements for campus master plans outlined in Section 1202-M of the zoning ordinance pertaining to Development Plan Review for Primary or Secondary Educational Facilities.

**RECOMMENDATION**

Based on the foregoing discussion, the CPC should approve the amendment, finding it to be in conformance with the zoning ordinance.



# THE WHEELER SCHOOL - 9 STIMSON AVENUE DEVELOPMENT PLAN REVIEW APPLICATION

ISSUE: OCTOBER 27, 2020

## OWNER

The Wheeler School  
216 Hope Street  
Providence, RI 02906  
P. 401.421.8100  
[www.wheelerschool.org](http://www.wheelerschool.org)

## MASTER PLANNER

Perkins&Will  
225 Franklin Street  
Boston, MA 02110  
P. 617.478.0300  
[www.perkinswill.com](http://www.perkinswill.com)

## SURVEYOR

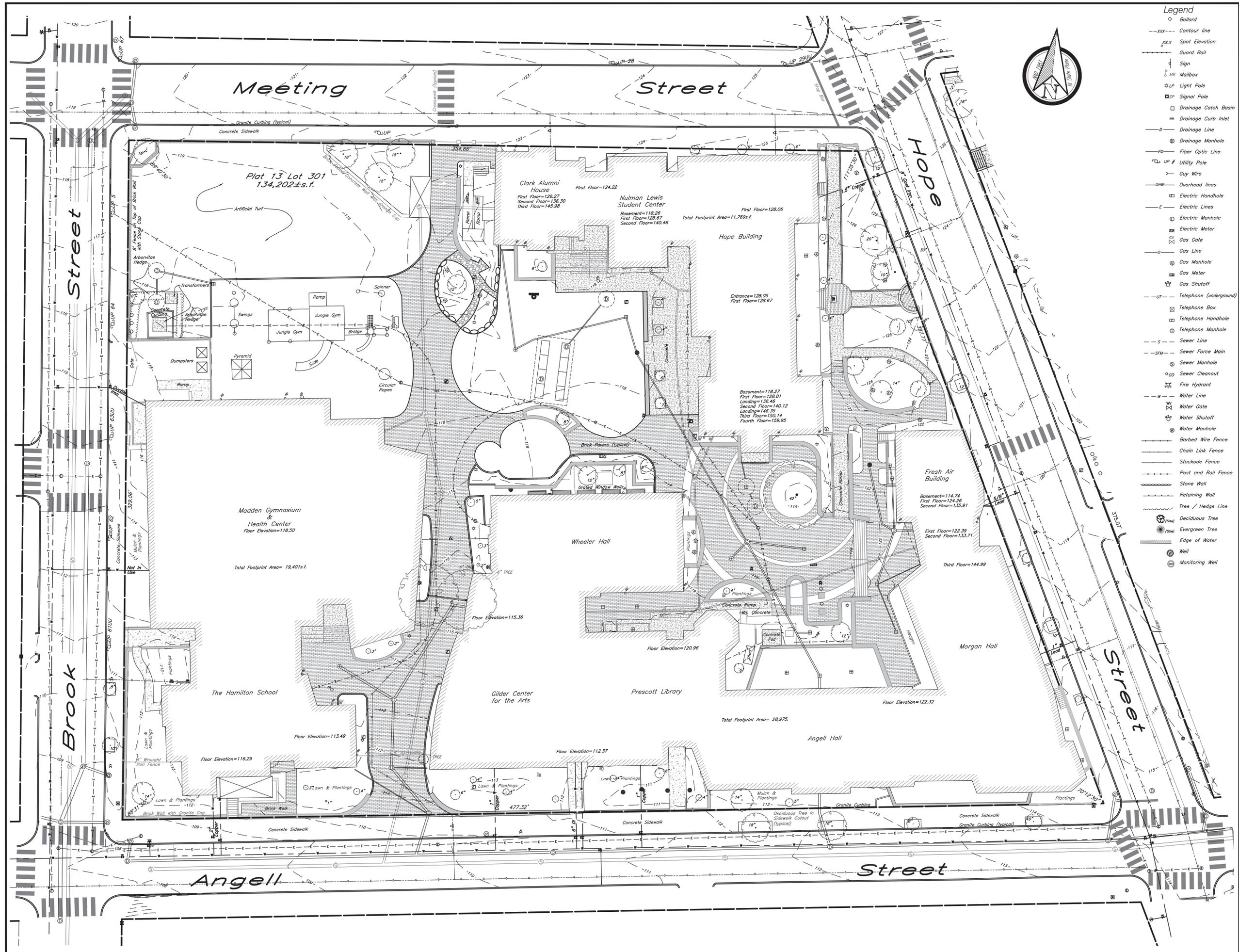
Crossman Engineering Inc.  
151 Centerville Road  
Warwick, RI 02886  
P. 401.738.5660  
[www.crossmaneng.com](http://www.crossmaneng.com)

## BUILDING EXISTING CONDITIONS

Ed Wojcik Architect, Ltd.  
1 Richmond Square  
Providence, RI 02906  
P. 401.961.7139  
[www.edwojckichitect.com](http://www.edwojckichitect.com)

## DRAWING LIST

|        |   |    |                            |
|--------|---|----|----------------------------|
|        | COVER SHEET                             | A2 | EXISTING FIRST FLOOR PLAN  |
| 2017-1 | EXISTING CONDITIONS SURVEY, WEST CAMPUS | A3 | EXISTING SECOND FLOOR PLAN |
| 2017-2 | EXISTING CONDITIONS SURVEY, EAST CAMPUS | A4 | EXISTING THIRD FLOOR PLAN  |
| A0     | EXISTING SITE PLAN                      | A5 | EXTERIOR ELEVATIONS        |
| A1     | EXISTING BASEMENT PLAN                  | A6 | EXTERIOR ELEVATIONS        |



- Legend**
- Bollard
  - - - - - Contour line
  - xxx Spot Elevation
  - Guard Rail
  - Sign
  - MB Mailbox
  - LP Light Pole
  - SP Signal Pole
  - Drainage Catch Basin
  - Drainage Curb Inlet
  - Drainage Line
  - ⊕ Drainage Manhole
  - Fiber Optic Line
  - UP Utility Pole
  - Guy Wire
  - Overhead lines
  - Electric Handhole
  - Electric Lines
  - ⊕ Electric Manhole
  - ⊕ Electric Meter
  - Gas Gate
  - Gas Line
  - ⊕ Gas Manhole
  - ⊕ Gas Meter
  - ⊕ Gas Shutoff
  - UT Telephone (underground)
  - ⊕ Telephone Box
  - ⊕ Telephone Handhole
  - ⊕ Telephone Manhole
  - S Sewer Line
  - SFM Sewer Force Main
  - ⊕ Sewer Manhole
  - ⊕ Sewer Cleanout
  - Fire Hydrant
  - W Water Line
  - W Water Gate
  - W Water Shutoff
  - ⊕ Water Manhole
  - Barbed Wire Fence
  - Chain Link Fence
  - Stockade Fence
  - Post and Rail Fence
  - Stone Wall
  - Retaining Wall
  - Tree / Hedge Line
  - ⊕ Deciduous Tree
  - ⊕ Evergreen Tree
  - Edge of Water
  - ⊕ Well
  - ⊕ Monitoring Well



**Crossman Engineering**

Rhode Island  
151 Centerville Road  
Warwick, RI 02886  
Phone (401) 738-5660

Massachusetts  
103 Commonwealth Avenue  
North Attleboro, MA 02763  
Phone (508) 695-1700

Email: [cel@crossmaneng.com](mailto:cel@crossmaneng.com)

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

**EXISTING CONDITIONS PLAN**

**The Wheeler School**  
216 Hope Street  
Providence, RI 02906

- Notes:**
- OWNERS AND ABUTTERS INFORMATION TAKEN FROM THE CITY OF PROVIDENCE TAX ASSESSOR'S RECORDS IN FEBRUARY OF 2020. THIS INFORMATION IS NOT INTENDED TO BE A CERTIFICATION OF OWNERS OR ABUTTERS FOR THE PROPERTIES SHOWN.
  - SEE DEED BOOK 6983 PAGE 305 AND DEED BOOK 9119 PAGE 232 FOR GRANT OF EASEMENT TO THE NARRAGANSETT ELECTRIC COMPANY.
  - THE LOCUS PROPERTY FALLS IN THE "AREA OF MINIMAL FLOOD HAZARD (ZONE X)" AS SHOWN ON THE "NATIONAL FLOOD HAZARD FIRM PANEL #44007C0309K EFFECTIVE DATE 10-2-2015"
  - PLAT 13 LOT 301 IS ZONED RESIDENCE 3
  - PLAT 11 LOTS 6, 14 AND 134 ARE ZONED RESIDENCE 1
  - PLAT 11 LOT 14 IN ITS ENTIRETY AND A PORTION OF LOT 134 ARE ALSO LOCATED IN THE HISTORIC OVERLAY DISTRICT.
  - UTILITY NOTE: ANY UTILITIES SHOWN HEREON ARE PLOTTED FROM FIELD LOCATION OF VISIBLE ABOVE GROUND STRUCTURES. ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON MUST BE VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION OR CONSTRUCTION ON THIS SITE. THE CONTRACTOR OR USERS OF THIS PLAN SHOULD CONTACT DIGSAFE PRIOR TO ANY WORK. CROSSMAN ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.



**Certification**

This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015 as follows:

Not a Boundary Survey  
Data accumulation survey  
Measurement Specification III

The purpose for the conduct of the survey and for the preparation of this plan is to provide as-built information on the buildings, roadways and infrastructure in the complex.

By: *Ronald N. Tubman* 5/1/2020  
Ronald N. Tubman, PLS # 1939  
Certificate of Authorization # 4287

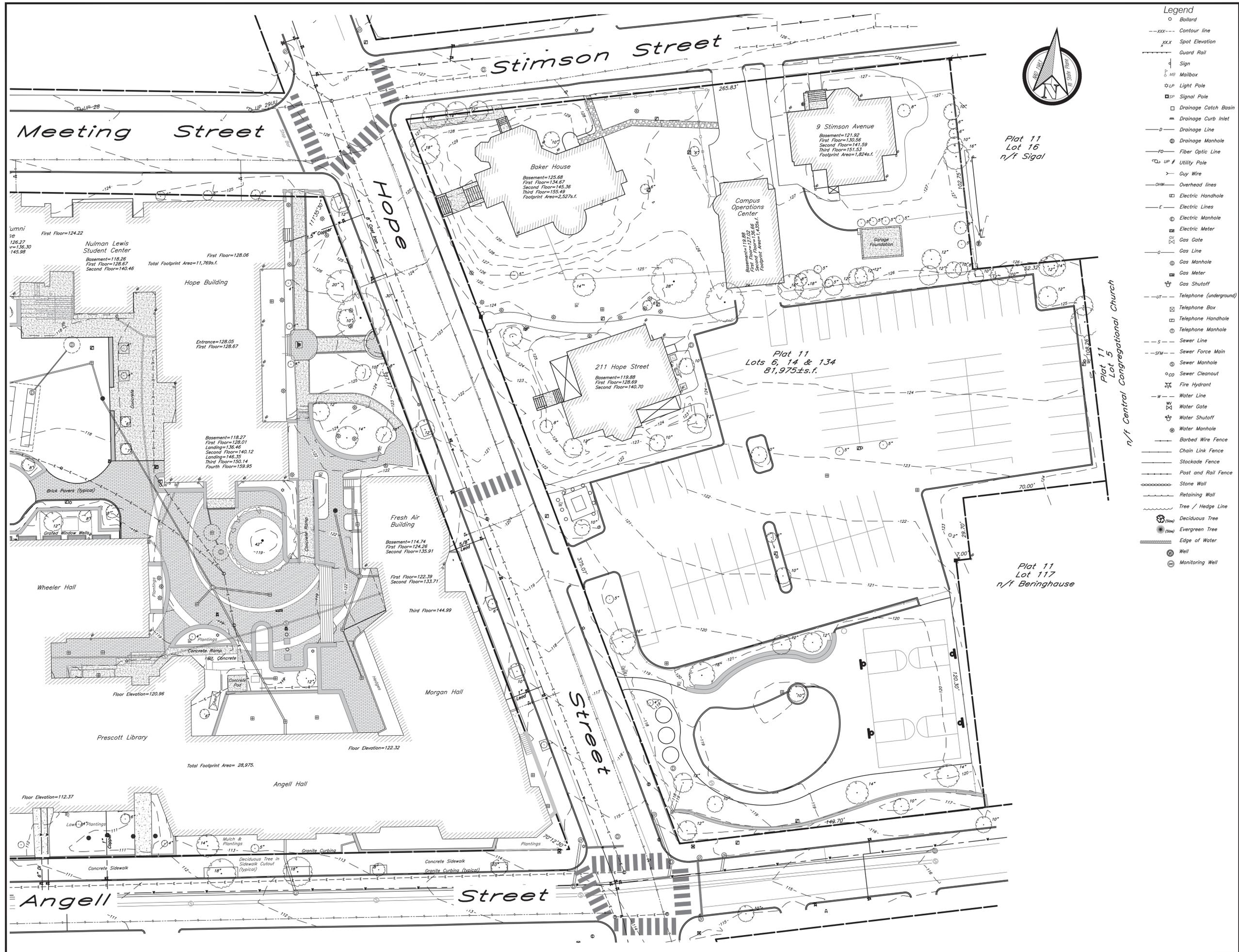
DATE: February 21, 2020 SCALE: 1" = 20'

FILE NAME: 2017 WORKING 20200501



| REVISIONS |                 |          |
|-----------|-----------------|----------|
| NUMBER    | REMARKS         | DATE     |
| 1         | Per PerkinsWill | 5/1/2020 |
|           |                 |          |
|           |                 |          |
|           |                 |          |

DRAWING NUMBER  
**2017**  
SHEET: 1 OF 2



- Legend**
- Bollard
  - - - - - Contour line
  - xxx Spot Elevation
  - Guard Rail
  - Sign
  - Ⓜ Mailbox
  - Ⓛ Light Pole
  - Ⓢ Signal Pole
  - ▣ Drainage Catch Basin
  - ▢ Drainage Curb Inlet
  - Drainage Line
  - Ⓜ Drainage Manhole
  - Fiber Optic Line
  - Utility Pole
  - Guy Wire
  - Overhead lines
  - Ⓜ Electric Handhole
  - Electric Lines
  - Ⓜ Electric Manhole
  - Ⓜ Electric Meter
  - Ⓜ Gas Gate
  - Gas Line
  - Ⓜ Gas Manhole
  - Ⓜ Gas Meter
  - Ⓜ Gas Shutoff
  - Telephone (underground)
  - Ⓜ Telephone Box
  - Ⓜ Telephone Handhole
  - Ⓜ Telephone Manhole
  - Sewer Line
  - Sewer Force Main
  - Ⓜ Sewer Manhole
  - Ⓜ Sewer Cleanout
  - Ⓜ Fire Hydrant
  - Water Line
  - Ⓜ Water Gate
  - Ⓜ Water Shutoff
  - Ⓜ Water Manhole
  - Barbed Wire Fence
  - Chain Link Fence
  - Stockade Fence
  - Post and Rail Fence
  - Stone Wall
  - Retaining Wall
  - Tree / Hedge Line
  - Ⓜ Deciduous Tree
  - Ⓜ Evergreen Tree
  - Edge of Water
  - Ⓜ Well
  - Ⓜ Monitoring Well



**Crossman Engineering**

Rhode Island: 151 Centerville Road, Warwick, RI 02886, Phone (401) 738-6660  
 Massachusetts: 103 Commonwealth Avenue, North Attleboro, MA 02763, Phone (508) 695-1700

Email: cel@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

**EXISTING CONDITIONS PLAN**

**The Wheeler School**  
 216 Hope Street  
 Providence, RI 02906

- Notes:**
- OWNERS AND ABUTERS INFORMATION TAKEN FROM THE CITY OF PROVIDENCE TAX ASSESSOR'S RECORDS IN FEBRUARY OF 2020. THIS INFORMATION IS NOT INTENDED TO BE A CERTIFICATION OF OWNERS OR ABUTERS FOR THE PROPERTIES SHOWN.
  - SEE DEED BOOK 8983 PAGE 305 AND DEED BOOK 9119 PAGE 232 FOR GRANT OF EASEMENT TO THE NARRAGANSETT ELECTRIC COMPANY.
  - THE LOCUS PROPERTY FALLS IN THE "AREA OF MINIMAL FLOOD HAZARD (ZONE X)" AS SHOWN ON THE "NATIONAL FLOOD HAZARD FIRM PANEL #4400700509K EFFECTIVE DATE 10-2-2015".
  - PLAT 13 LOT 301 IS ZONED RESIDENCE 3
  - PLAT 11 LOTS 6, 14 AND 134 ARE ZONED RESIDENCE 1
  - PLAT 11 LOT 14 IN ITS ENTIRETY AND A PORTION OF LOT 134 ARE ALSO LOCATED IN THE HISTORIC OVERLAY DISTRICT.
  - UTILITY NOTE: ANY UTILITIES SHOWN HEREON ARE PLOTTED FROM FIELD LOCATION OF VISIBLE ABOVE GROUND STRUCTURES. ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON MUST BE VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION OR CONSTRUCTION ON THIS SITE. THE CONTRACTOR OR USERS OF THIS PLAN SHOULD CONTACT DIGSAFE PRIOR TO ANY WORK. CROSSMAN ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.



**RONALD N. TUBMAN**  
 No. 1939  
 PROFESSIONAL LAND SURVEYOR

*Certification*

This survey has been conducted and the plan has been prepared pursuant to 435-RIC-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015 as follows:

Not a Boundary Survey  
 Data accumulation survey  
 Measurement Specification III

The purpose for the conduct of the survey and for the preparation of this plan is to provide as-built information on the buildings, roadways and infrastructure in the complex.

By: *Ronald N. Tubman* 5/1/2020  
 Ronald N. Tubman, PLS # 1939  
 Certificate of Authorization # 4287

DATE: February 21, 2020 SCALE: 1" = 20'

FILE NAME: 2017 WORKING 20200501

REVISIONS

| NUMBER | REMARKS         | DATE     |
|--------|-----------------|----------|
| 1      | Per PerkinsWill | 5/1/2020 |
|        |                 |          |
|        |                 |          |
|        |                 |          |
|        |                 |          |
|        |                 |          |

DRAWING NUMBER

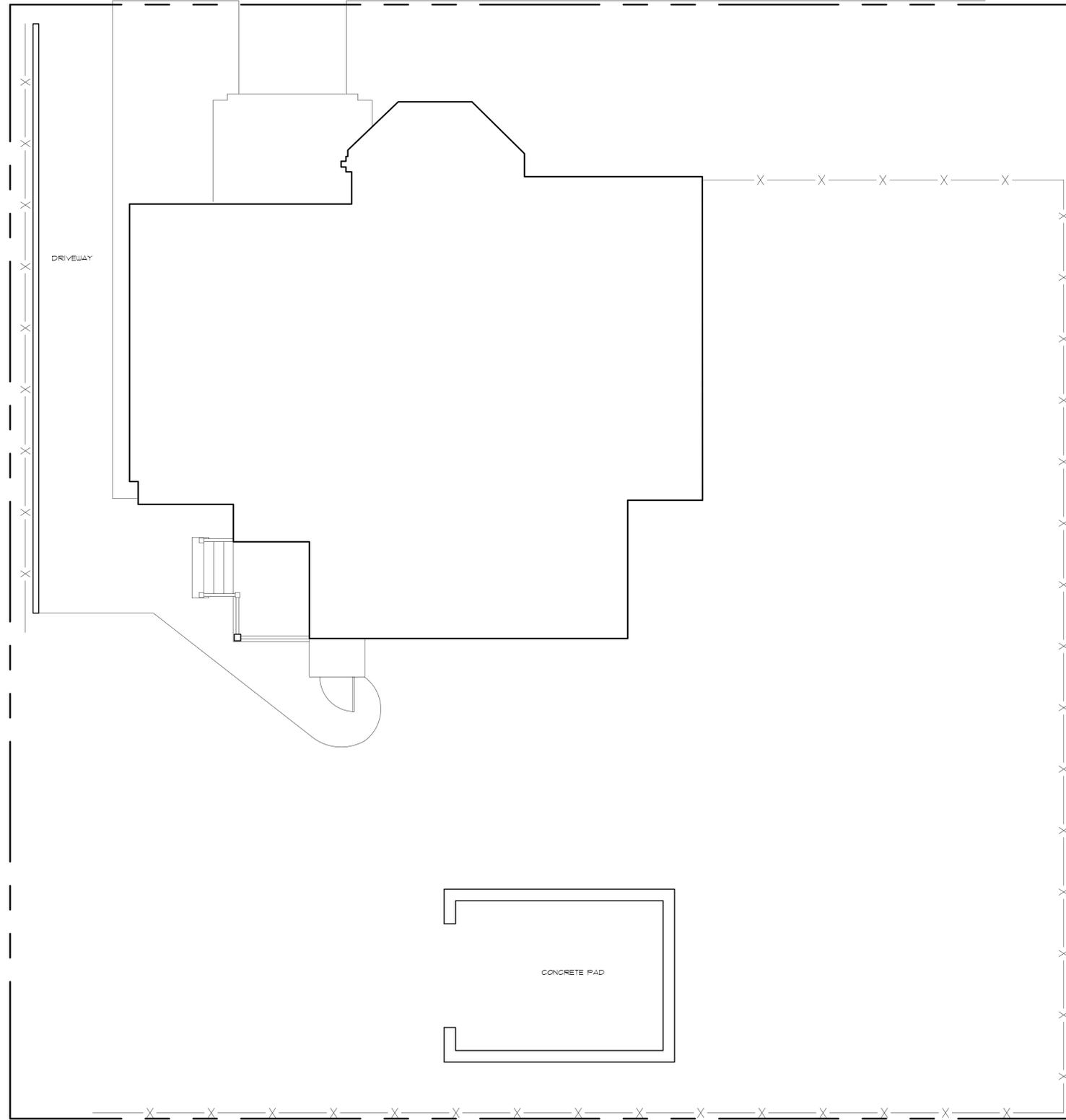
**2017**

SHEET: 2 OF 2

This drawing is copyrighted. Unauthorized use is prohibited.

STIMSON AVENUE

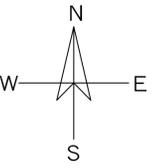
SIDEWALK



EXISTING SITE PLAN

1 3/16" = 1'-0"

**Ed Wojcik**  
*architect, ltd*  
 One Richmond Square  
 Providence, RI 02906  
 401 · 861 · 7139  
 Fax: 401 · 861 · 7165



Existing Conditions for:  
**9 Stimson Avenue**

9 Stimson Avenue  
 Providence, RI 02906

SHEET CONTENTS:  
 Existing Site Plan

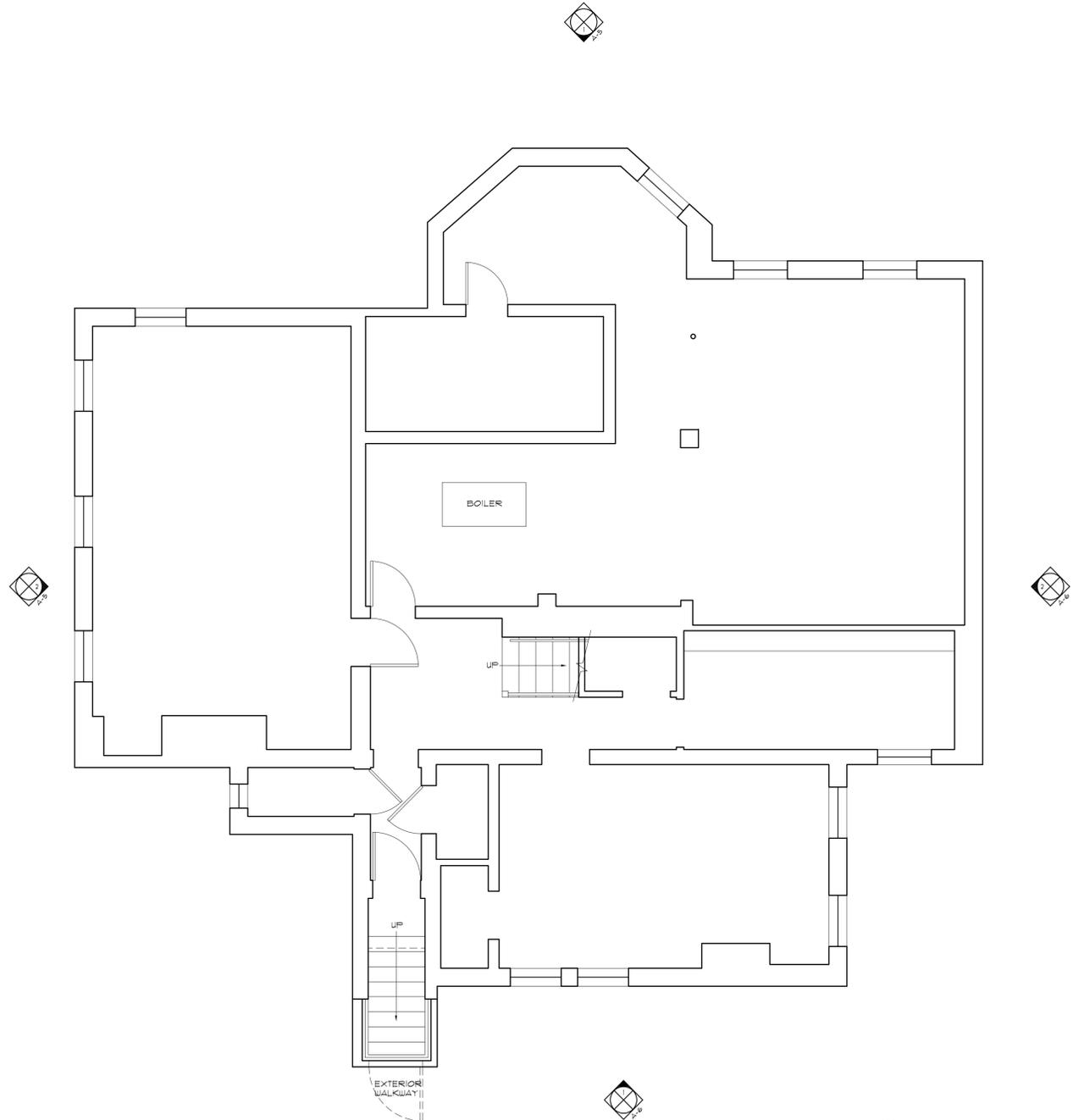
PROJECT # XXXXX

DATE: 11/16/2018  
 REVISED DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

**A-0**

This drawing is copyrighted. Unauthorized use is prohibited.



EXISTING BASEMENT PLAN

1 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

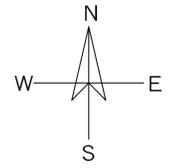
PROJECT # XXXXX

DATE: 11/16/2018  
REVISED DATE:

SHEET CONTENTS:  
Existing Basement Plan

Existing Conditions for:  
**9 Stimson Avenue**

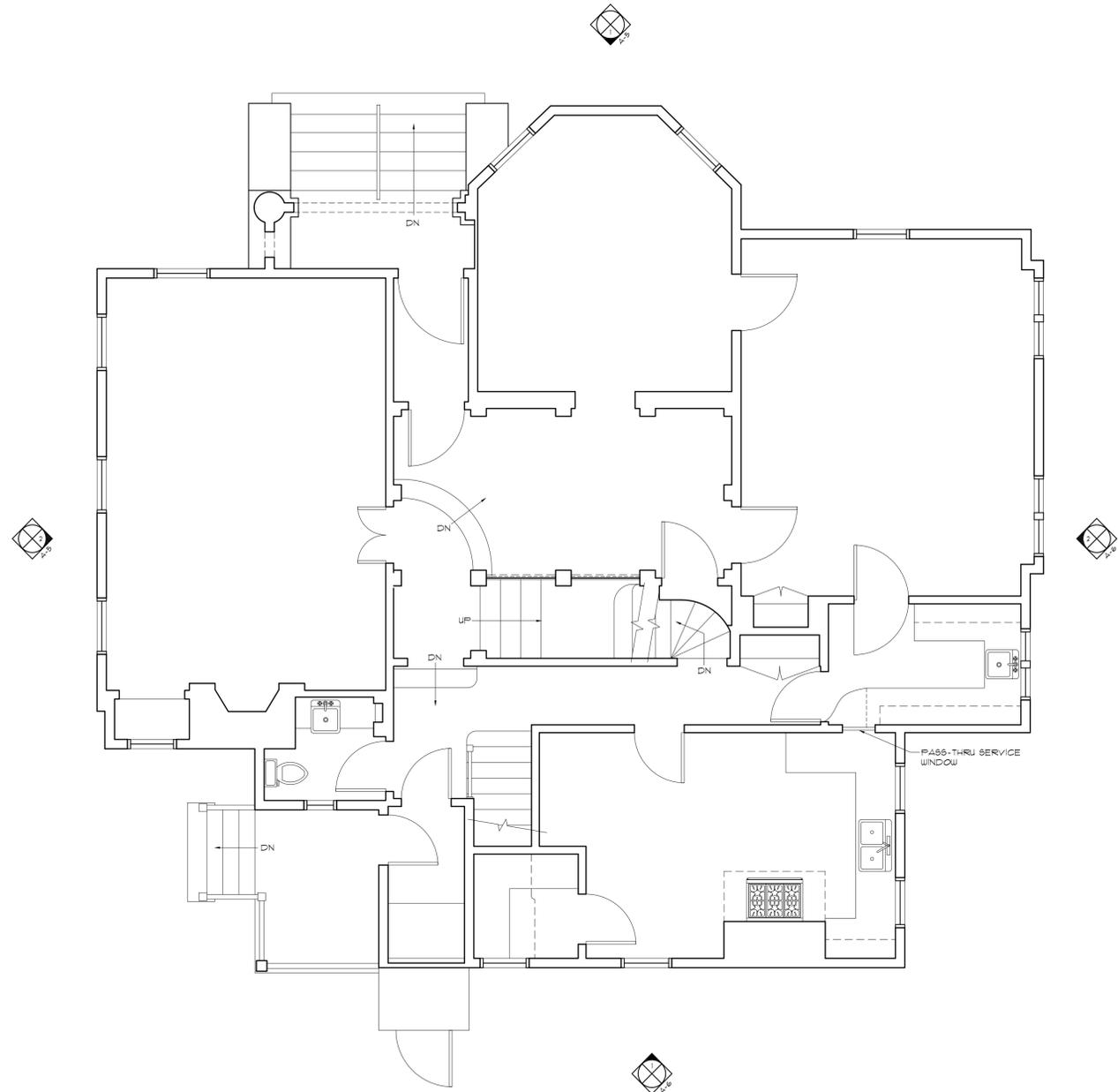
9 Stimson Avenue  
Providence, RI 02906



**Ed Wojcik**  
*architect, ltd*  
 One Richmond Square  
 Providence, RI 02906  
 401 · 861 · 7139  
 Fax: 401 · 861 · 7165

**A-1**

This drawing is copyrighted. Unauthorized use is prohibited.



EXISTING FIRST FLOOR PLAN

1 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

A-2

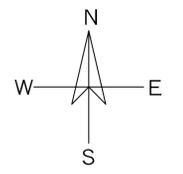
DATE: 11/16/2018  
REVISED DATE:

PROJECT # XXXXX

SHEET CONTENTS:  
Existing First Floor Plan

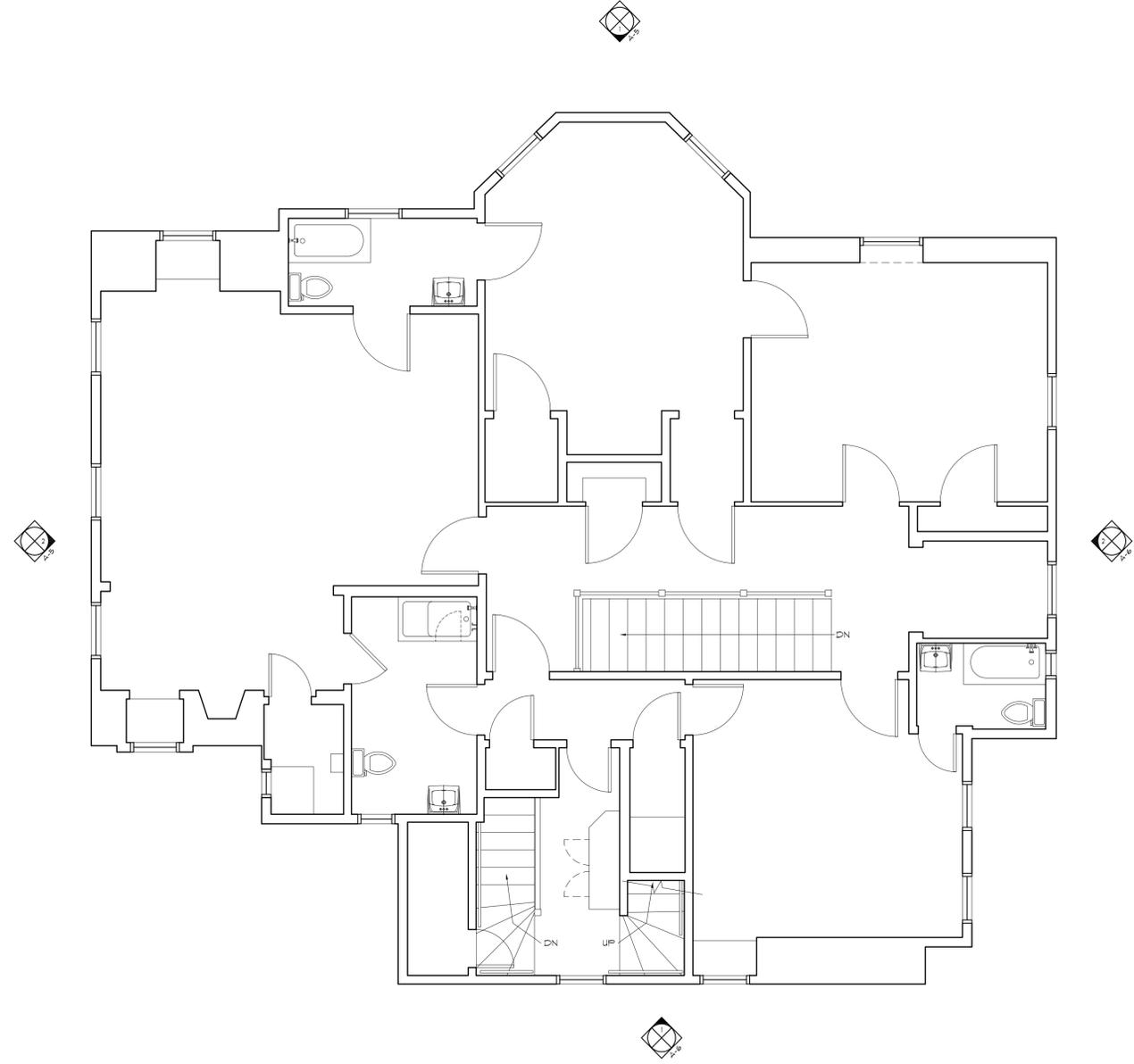
Existing Conditions for:  
9 Stimson Avenue

9 Stimson Avenue  
Providence, RI 02906



**Ed Wojcik**  
*architect, ltd*  
 One Richmond Square  
 Providence, RI 02906  
 401 · 861 · 7139  
 Fax: 401 · 861 · 7165

This drawing is copyrighted. Unauthorized use is prohibited.



EXISTING SECOND FLOOR PLAN

1 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT # XXXXX

DATE: 11/16/2018

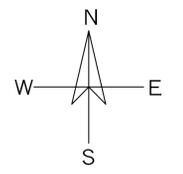
REVISED DATE:

A-3

SHEET CONTENTS:  
Existing Second Floor Plan

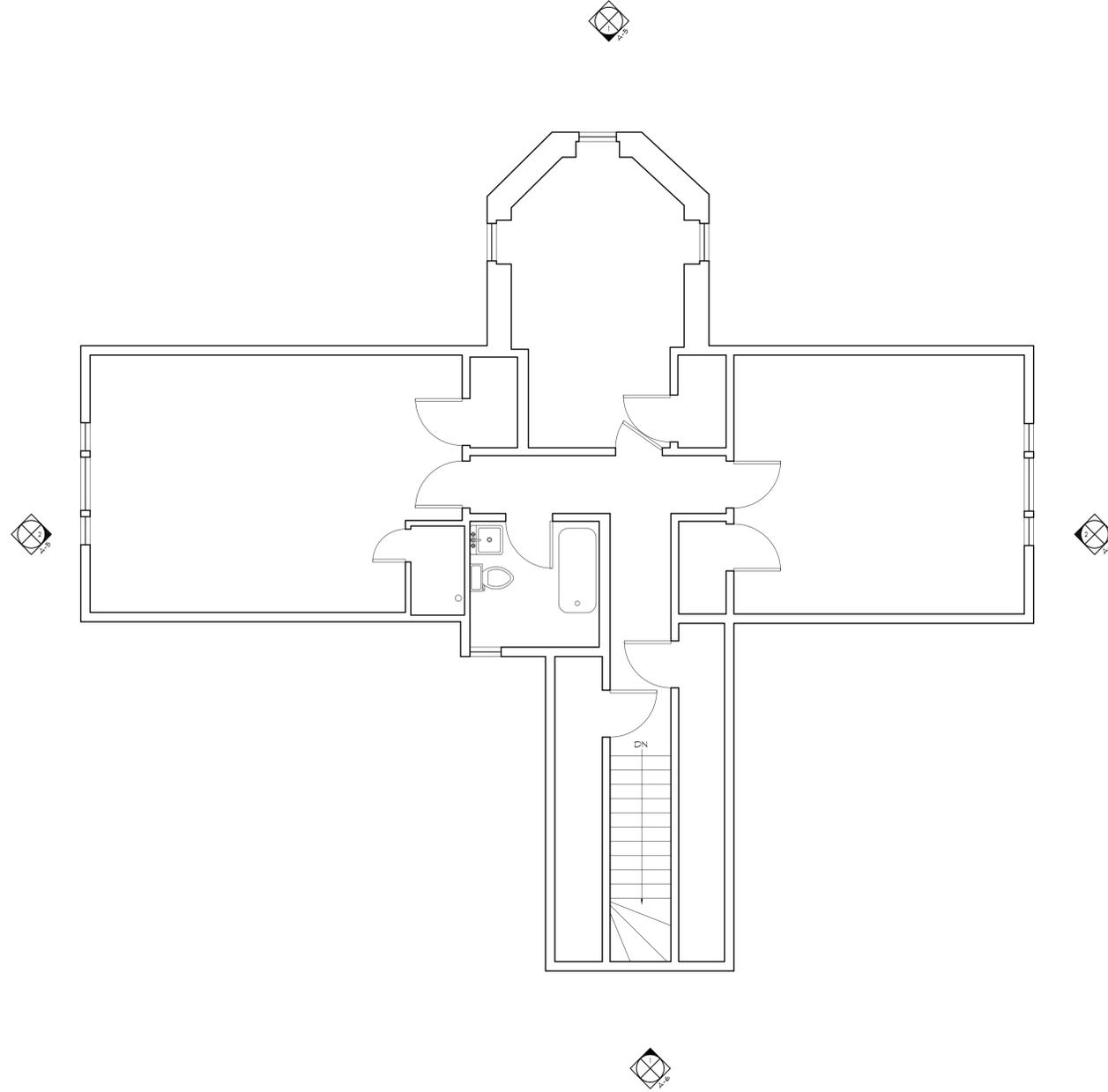
Existing Conditions for:  
9 Stimson Avenue

9 Stimson Avenue  
Providence, RI 02906



**Ed Wojcik**  
*architect, ltd*  
 One Richmond Square  
 Providence, RI 02906  
 401 · 861 · 7139  
 Fax: 401 · 861 · 7165

This drawing is copyrighted. Unauthorized use is prohibited.



EXISTING THIRD FLOOR PLAN

1 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT # XXXXX

DATE: 11/16/2018

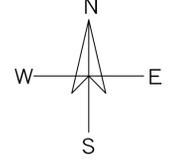
REVISED DATE:

A-4

SHEET CONTENTS:  
Existing Third Floor Plan

Existing Conditions for:  
**9 Stimson Avenue**

9 Stimson Avenue  
Providence, RI 02906



**Ed Wojcik**  
*architect, ltd*  
 One Richmond Square  
 Providence, RI 02906  
 401 · 861 · 7139  
 Fax: 401 · 861 · 7165

This drawing is copyrighted. Unauthorized use is prohibited.



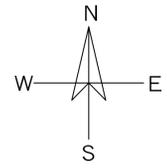
NORTH ELEVATION

1 1/4" = 1'-0"



WEST ELEVATION

2 1/4" = 1'-0"



Existing Conditions for:  
9 Stimson Avenue

9 Stimson Avenue  
Providence, RI 02906

SHEET CONTENTS:  
Exterior Elevations

PROJECT # XXXXX

DATE: 11/16/2018  
REVISED DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

A-5

**Ed Wojcik**  
*architect, ltd*  
One Richmond Square  
Providence, RI 02906  
401 · 861 · 7139  
Fax: 401 · 861 · 7165

This drawing is copyright/registered. Unauthorized use is prohibited.



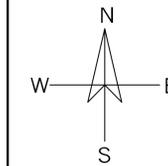
SOUTH ELEVATION

1 1/4" = 1'-0"



EAST ELEVATION

2 1/4" = 1'-0"



Existing Conditions for:  
9 Stimson Avenue

9 Stimson Avenue  
Providence, RI 02906

SHEET CONTENTS:  
Exterior Elevations

PROJECT # XXXXX

DATE: 11/16/2018  
REVISED DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

A-6

**Ed Wojcik**  
architect, ltd  
One Richmond Square  
Providence, RI 02906  
401 · 861 · 7139  
Fax: 401 · 861 · 7165