

# Providence City Plan Commission

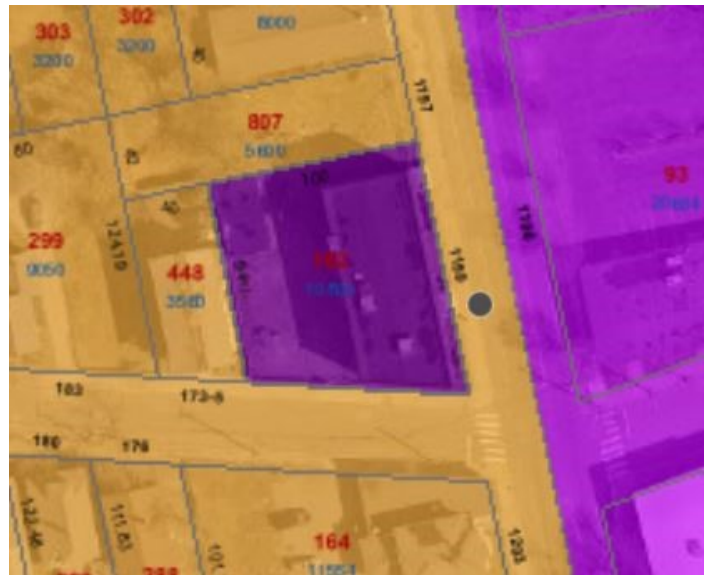
January 19, 2021



## AGENDA ITEM 1 ■ 1197-99 EDDY STREET



View of the building from Eddy Street



Aerial view of lots to be rezoned

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Love 4 All Child Care Center	<b>PROJECT DESCRIPTION:</b>	The petitioner is requesting to rezone 1197-1199 Eddy Street from R-2 to C-1
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3483 Rezoning from R-2 to C-1		
<b>PROJECT LOCATION:</b>	1199 Eddy Street R-2 zone AP 58 Lots 162 and 807	<b>RECOMMENDATION:</b>	Advise City Council to approve the proposed zoning change
<b>NEIGHBORHOOD:</b>	Washington Park	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

**Discussion**

The applicant is requesting to rezone 1197 Eddy Street (AP 58 Lot 807) and 1199 Eddy Street (AP 58 Lot 162) from R-2 to C-1. Lot 162 is occupied by a former industrial building under the Industrial Commercial Buildings District (ICBD) Historic District overlay and lot 807 is vacant. The applicant is requesting the rezoning to allow for commercial uses within the building, which in this case is a daycare. The lot is zoned R-2, but the surrounding area is primarily commercial and industrial with the M-1 and C-3 zones respectively east and south of the subject lots. Given the commercial character of the surroundings and the building's industrial design, it would be appropriate to rezone the subject lots to C-1 to operate the proposed daycare.

Per the Future Land Use Map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—this area is intended to be one where low density residential and commercial uses are located in proximity to each other. Uses permitted in the C-1 zone are characteristic of the neighborhood commercial development designation which is intended to serve local neighborhood needs. The change would allow for uses that serve the adjacent residential zone, like the proposed daycare. Therefore, the rezoning would be consistent with the intent of the comprehensive plan.

It is the DPD's opinion that rezoning the lots would be appropriate given their current use and that it is not expected to negatively affect health, safety and welfare and is consistent with the purposes of zoning in Section 101 of the Zoning Ordinance.

**Recommendation**

Based on the foregoing discussion, the DPD recommends that the CPC recommend approval of the proposed zone change to the City Council.

**City of Providence**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

**PETITION TO THE CITY COUNCIL**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body*



The undersigned hereby petitions the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district designation for the property located at 1199 EDDY STREET (Plat/Lot: 58/162) from R-2 to C-1, as shown on the accompanying map. & 807

Petitioner: Love 4 All Child Care Center, Inc.

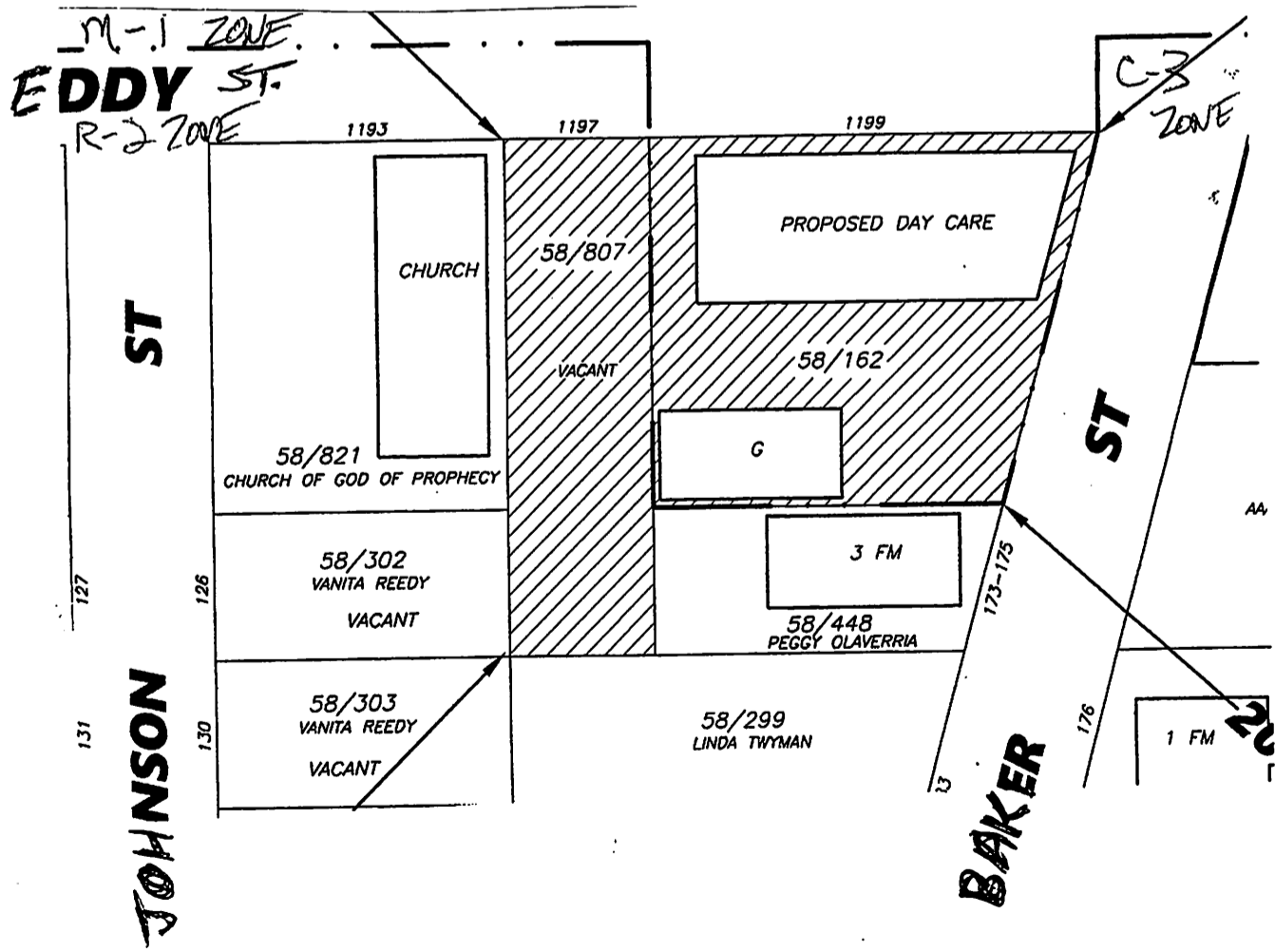
Address: 162 Metcalf Street, Providence, RI 02904

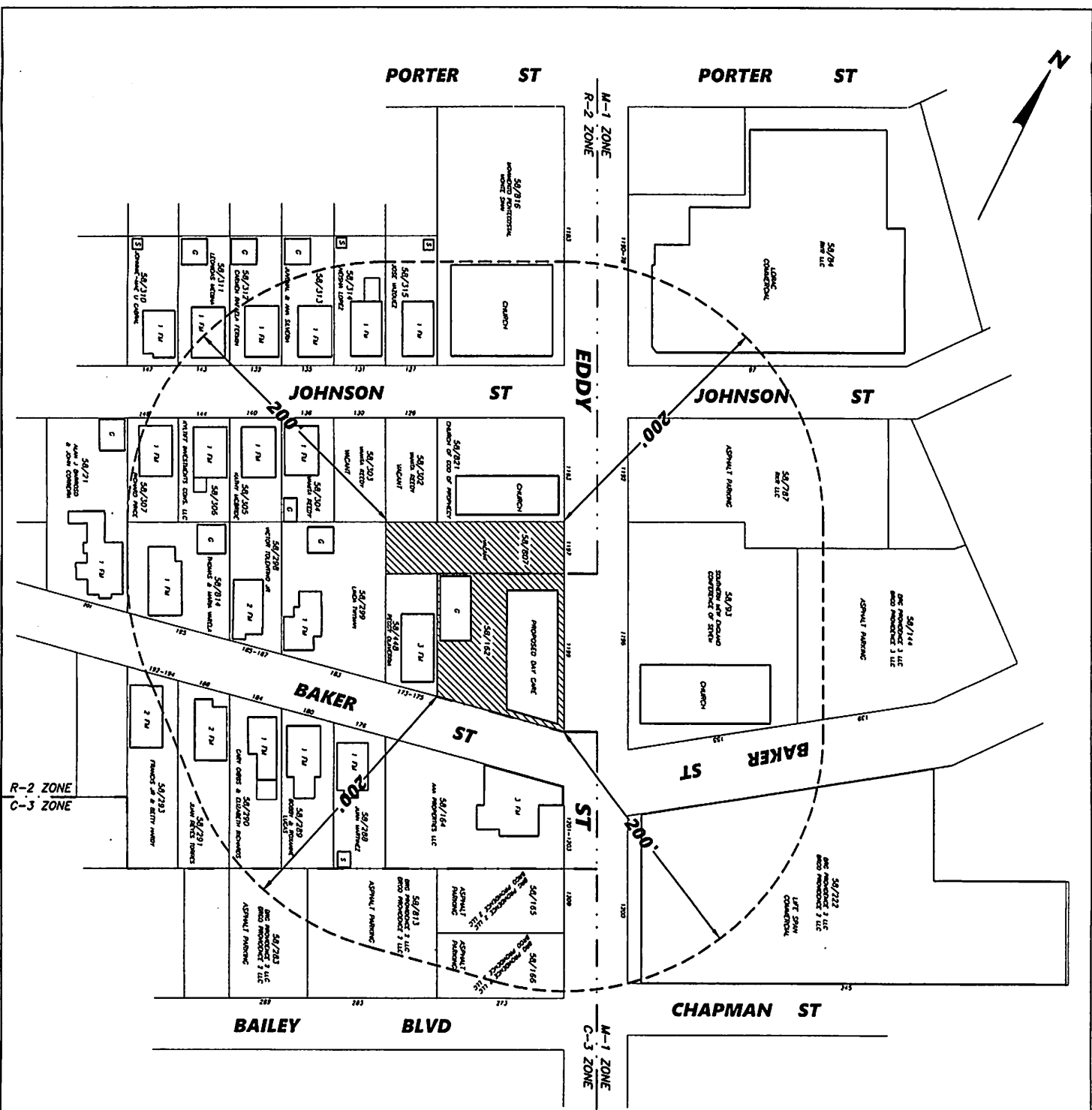
Phone: 401.243.5333

Email Address: lovepeace911@aol.com

Signature:   
Signature: 

PLAT 58 LOTS 162 & 807  
TO BE CHANGED FROM  
R-2 to C-1





- LEGEND**
- PARCELS LINES
  - - - ZONING LINES
  - ..... RADIUS LIMITS
  - ===== BUILDINGS
  - || PLAT/LOT 58/162

**200' RADIUS PLAN**  
**LOVE 4 ALL CHILD CARE CENTER**  
**1197 & 1199 EDDY STREET**  
**PROVIDENCE, RI 02905**  
 PREPARED BY: KAREN LANOUIS  
 DATE: 11/29/20  
 SCALE: 1"=60'

ALAN J BARROSO & JOHN A CORREIRA  
201 BAKER ST  
PROVIDENCE, RI 02905

RKR LLC  
1280 EDDY ST  
PROVIDENCE, RI 02905

SOUTHERN NEW ENGLAND CONFERENCE  
OF SEVEM  
PO BOX 1169  
SOUTH LANCASTER, MA 01561

BRG PROVIDENCE 3 LLC & BRGQ  
PROVIDENCE 3 LLC  
150 GREAT NECK RD SUITE 402  
GREAT NECK, NY 11021

LOVE 4 ALL CHILD CARE CENTER INC  
162 METCALF ST  
PROVIDENCE, RI 02904

AAA PROPERTIES LLC  
129 MORGAN ST  
CRANSTON, RI 02920

BRG PROVIDENCE 2 LLC & BRGQ  
PROVIDENCE 2 LLC  
150 GREAT NECK RD SUITE 402  
GREAT NECK, NY 11021

BRG PROVIDENCE 2 LLC & BRGQ  
PROVIDENCE 2 LLC  
150 GREAT NECK RD SUITE 402  
GREAT NECK, NY 11021

BRG PROVIDENCE 2 LLC & BRGQ  
PROVIDENCE 2 LLC  
150 GREAT NECK RD SUITE 402  
GREAT NECK, NY 11021

BRG PROVIDENCE 2 LLC & BRGQ  
PROVIDENCE 2 LLC  
150 GREAT NECK RD SUITE 402  
GREAT NECK, NY 11021

JUAN D MARTINEZ  
176 BAKER ST  
PROVIDENCE, RI 02905

BOBBY C LUCAS & ROXANNE L LUCAS  
180 BAKER ST  
PROVIDENCE, RI 02905

GARY G GIBBS & ELIZABETH RICHARDS  
184 BAKER ST  
PROVIDENCE, RI 02905

JUAN E REYES TORRES  
188 BAKER ST  
PROVIDENCE, RI 02905

FRANCIS A HARDY JR & BETTY J HARDY  
194 BAKER ST  
PROVIDENCE, RI 02905

VICTOR TOLENTINO JR  
185 BAKER ST  
PROVIDENCE, RI 02905

LINDA F TWYMAN  
183 BAKER ST  
PROVIDENCE, RI 02905

VANITA A B REEDY  
136 JOHNSON ST  
PROVIDENCE, RI 02905

VANITA A B REEDY  
136 JOHNSON ST  
PROVIDENCE, RI 02905

VANITA A B REEDY  
136 JOHNSON ST  
PROVIDENCE, RI 02905

KATHY M MCBRIDE  
140 JOHNSON ST  
PROVIDENCE, RI 02905

KYLTIFF INVESTMENTS & CONSULTING LLC  
29 CAPRI DR  
JOHNSTON, RI 02919

RICHARD B PRICE  
148 JOHNSON ST  
PROVIDENCE, RI 02905

JOHNNIE-MAE U CABRAL  
147 JOHNSON ST  
PROVIDENCE, RI 02905

LEONIDAS MEDINA  
143 JOHNSON ST  
PROVIDENCE, RI 02905

CARMEN RAFAELA FERMIN  
139 JOHNSON ST  
PROVIDENCE, RI 02905

JUVENAL T SILVEIRA & ANA M SILVEIRA  
135 JOHNSON ST  
PROVIDENCE, RI 02905

NEISHA LOPEZ  
131 JOHNSON ST  
PROVIDENCE, RI 02905

JOSE A VAZQUEZ  
127 JOHNSON ST  
PROVIDENCE, RI 02905

PEGGY OLAVERRIA  
175 BAKER ST  
PROVIDENCE, RI 02905

RKR LLC  
1280 EDDY ST  
PROVIDENCE, RI 02905

LOVE 4 ALL CHILD CARE CENTER INC  
162 METCALF ST  
PROVIDENCE, RI 02905

BRG PROVIDENCE 2 LLC & BRGQ  
PROVIDENCE 2 LLC  
150 GREAT NECK RD SUITE 402  
GREAT NECK, NY 11021

TOMAS C VARELA & MARIA S VARELA  
195 BAKER ST  
PROVIDENCE, RI 02905

MOVIMIENTO PENTECOSTAL MONTE SINAI  
1183 EDDY ST  
PROVIDENCE, RI 02905

CHURCH OF GOD OF PROPHECY  
1193-1195 EDDY ST  
PROVIDENCE, RI 02905

**Child Daycare Redevelopment Proposal  
Rezone Action - R-2 District to C-1 District**

**1199 Eddy Street  
Assessor's Plat 58; Lot(s) 162 and 807**

Prepared for: Love 4 All Child Care Center, Inc.

By: Pimentel Consulting, Inc.

28 December 2020

## **INTRODUCTORY STATEMENT**

Love 4 All Child Care Center, Inc. ("Applicant"), has retained my professional land use planning and zoning consulting services ("Consultant"), in order to provide an independent assessment on the appropriateness of converting a pre-existing legal nonconforming (prohibited) industrial anomaly (albeit more recently anticipated for two-unit permissible residential purposes), to a neighborhood-servicing child day-care center. Although the referenced commercial entity is a neighborhood-oriented business, serving the needs of the immediate neighborhood, it is nevertheless deemed a prohibited land use. There are two (2) regulatory means of achieving regulatory compliance: attaining a most improbable 'use variance', or altering the present zoning designation to realize permissibility. Given the surrounding neighborhood characteristics, with Eddy Street being a defining line between industrial and residential land uses, zoning selection must be considerate of this unique distinction. A designation that will limit commercial development to those land uses that benefit the immediate residential neighborhood, while also serving to buffer the vast proximate industrial entities. It has been concluded after thoughtful discussion with City of Providence Planning Department staff, that a Commercial 1 District designation will be most appropriate. Rezoning will also realize accessory land use compliance; the requisite play area to be located on the adjacent similarly residentially zoned parcel.

In light of the referenced proposal, this Consultant has thoroughly reviewed all associated submission materials, as well as the following regulatory documents: Providence Tomorrow - City Comprehensive Plan ("Comprehensive Plan"); Washington Park and South Elmwood Neighborhood Plan and Map ("Neighborhood Plans" and "Neighborhood Map", respectively); City of Providence Zoning Ordinance - Amended through 6 April 2020 ("Ordinance"); as well as having conducted a thorough neighborhood analysis. The following will evidence the appropriateness of converting the present industrial-like facility to a child day-care, considering the referenced land use literally services the needs of the immediate neighborhood, and is in-line with the general character of the surrounding neighborhood. In addition, it will further the overall goals and objectives of the Comprehensive Plan, specifically the Land Use, Housing, and Economic Development Elements. Finally, the subject analysis will render a professional opinion on the appropriateness of the proposed rezone action and its consistency with the Comprehensive Plan - Future Land Use Map ("FLUM").

## **PRESESENT PROPERTY and NEIGHBORHOOD CONDITIONS**

The property that is the focus of the proposed rezone action consists of two (2) distinct parcels. The property in question is addressed 1199 Eddy Street, being comprised of two (2) distinctive



**Child Daycare Redevelopment Proposal**  
**Rezone Action - R-2 District to C-1 District**  
**1199 Eddy Street - Assessor's Plat 58; Lot(s) 162 and 807**

lots of record, namely Assessor's Plat 58, Lot(s) 162 and 807, and containing a combined approximately 16,400 square feet of total land area ("Property"). Lot 162 is improved with a two-story, approximately 3,900 square foot footprint, or a total usable gross floor area of 7,800 square feet. The referenced facility was introduced in 1960, and has a very distinctive industrial-like appearance. In addition, Lot 162 is improved with an approximately 720 square foot, accessory detached garage. Alternatively, Lot 807 is presently unimproved.

This consultant has been informed by City Officials that sometime in the recent past, there was a proposal to convert usage of the subject facility for two-unit residential purposes. To what degree this endeavor was pursued and eventually consummated is unclear. Furthermore, the Tax Assessor's office details a much more intensive five-unit apartment facility (Tax Record illustrated on the following page).

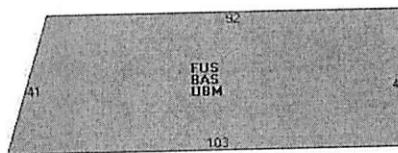
Year Built: 1960  
 Replacement Cost: \$616,613  
 Building Percent Good: 53  
 Replacement Cost Less Depreciation: \$326,800

Building Attributes	
Field	Description
STYLE	6+ Apts Comm
MODEL	Comm/Ind
Grade:	C
Stories:	2
Occupancy:	5.00
Exterior Wall 1:	Brick/Masonry
Exterior Wall 2:	Concr/CinderBl
Roof Struct:	Flat
Roof Cover:	Tar + Gravel
Interior Wall 1:	Minim/Masonry
Interior Wall 2:	
Interior Floor 1:	Concr-Finished
Interior Floor 2:	
Heating Fuel:	Oil
Heating Type:	Forced Air
AC Type:	Central
Bldg Use:	6+ Apts Comm
Ttl Rooms:	
Ttl Bedrms:	10
Ttl Baths:	5
Ttl Half Baths:	
Ttl Xtra Fix:	
1st Floor Use:	
Heat/AC:	Heat/Ac Pkgs
Frame Type:	Masonry
Baths/Plumbing:	Average
Rooms/Prtns:	Average
Wall Height:	12.00
% Conn Wall:	

Building Photo



Building Layout



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	3,900	3,900	
FUS	Finished Upper Story	3,900	3,900	
UBM	Basement	3,900	0	
		11,700	7,800	

**Child Daycare Redevelopment Proposal  
 Rezone Action - R-2 District to C-1 District  
 1199 Eddy Street - Assessor's Plat 58; Lot(s) 162 and 807**

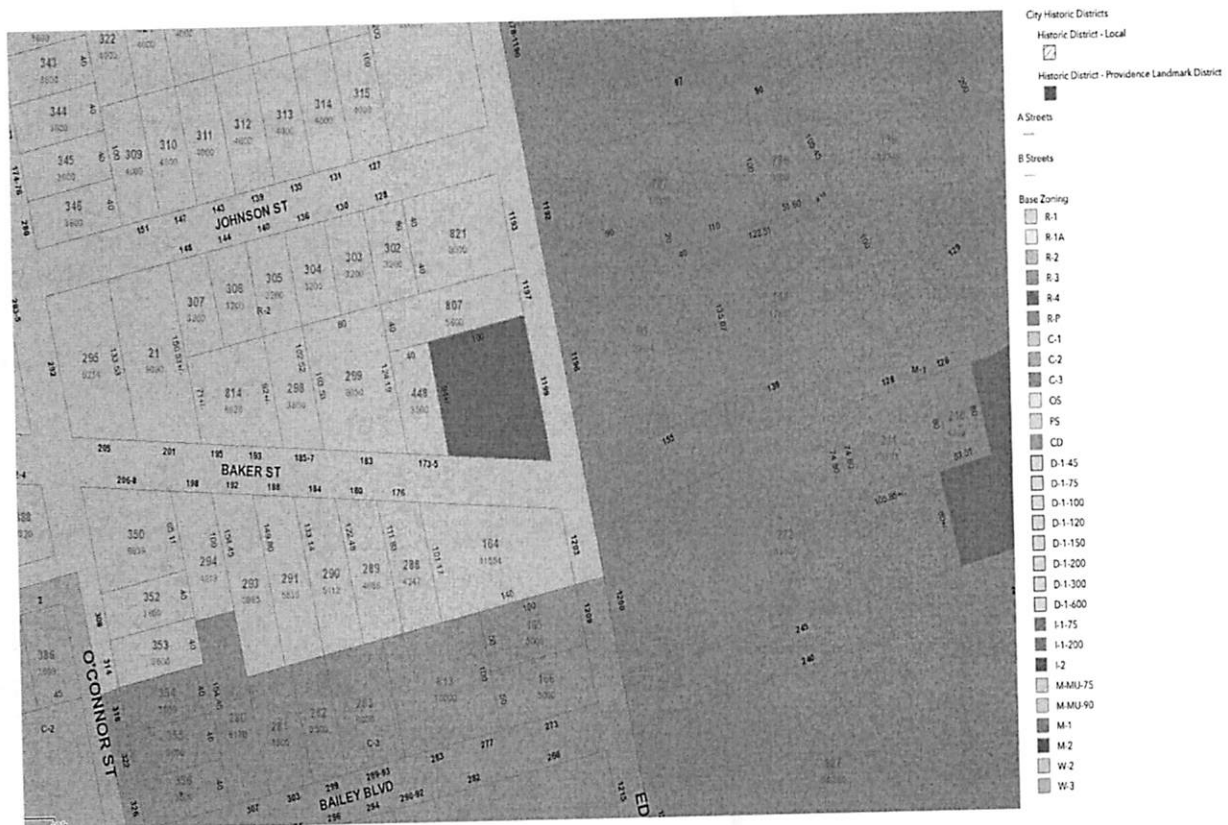
The point of raising this fact is not to argue that the Tax Assessment record is documentation that necessitates absolute reliance, but simply that the facility neither resembles a two-unit residence nor lends itself to such usage. The referenced units would be approximately 4,000 square feet, respectively. This would be entirely out of character, as evidenced by the results of the neighborhood analysis below.

The combined lots are situated at the intersection of Eddy Street and Baker Street, being defined as a corner-lot. The Property has two (2) existing points of ingress and egress; primary curb-cut entrance off of Baker Street, and secondary point directly off of Eddy Street. Eddy Street is classified a 'Minor Arterial' roadway pursuant to the Rhode Island Department of Transportation. The referenced roadway classification is provided below, for the purpose of corroborating this Consultant's conclusion that the Property is appropriate for more intensive land usage, much greater than mere two-unit residential purposes. However, it could also be sincerely argued that the intended usage is not more intensive, because it serves the needs of the immediate residents.

**Minor Arterials** - *"Minor Arterials provide service for trips of moderate length, serve geographic areas that are smaller than their higher Arterial counterparts and offer connectivity to the higher Arterial system. In an urban context, they interconnect and augment the higher Arterial system, provide intra-community continuity and may carry local bus routes."*

All referenced property details are well illustrated below, as excerpted from the City's GIS and Google Earth, respectively.

**Credit: City's GIS**



2020 Spring Aerial (Credit: City GIS).

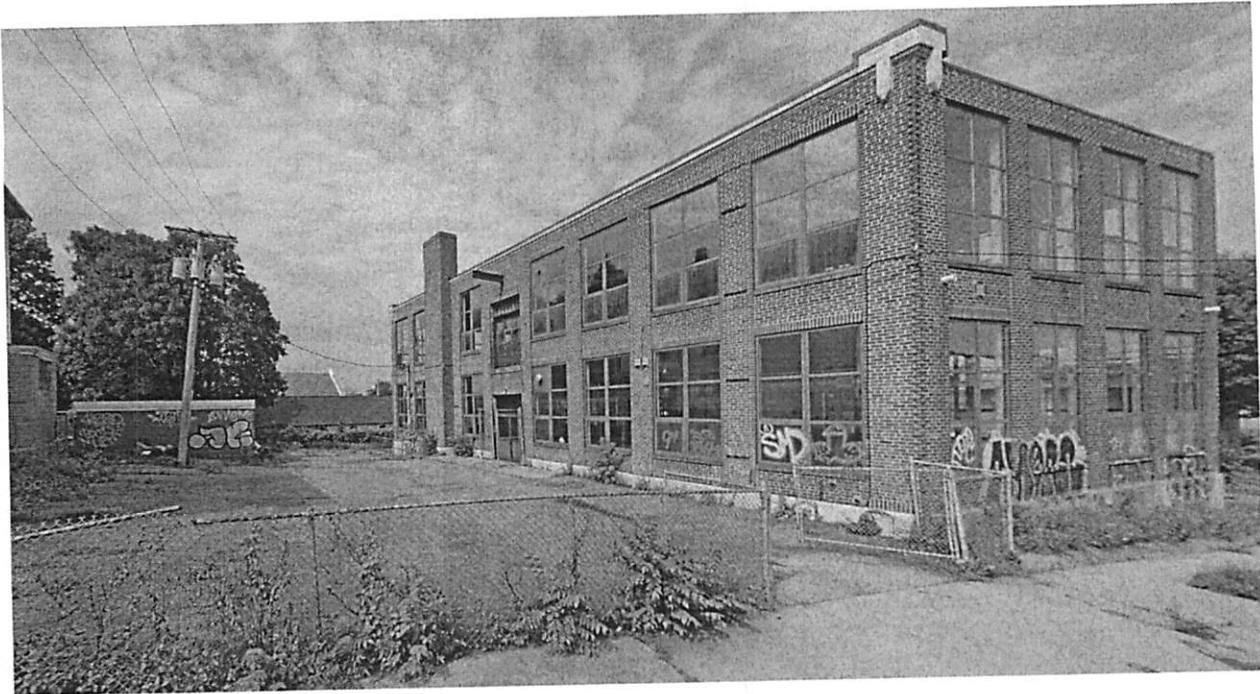


Looking southwest at both lots, from Eddy Street (Credit: City GIS).





Looking northeast, from Baker Street (Credit: City GIS).



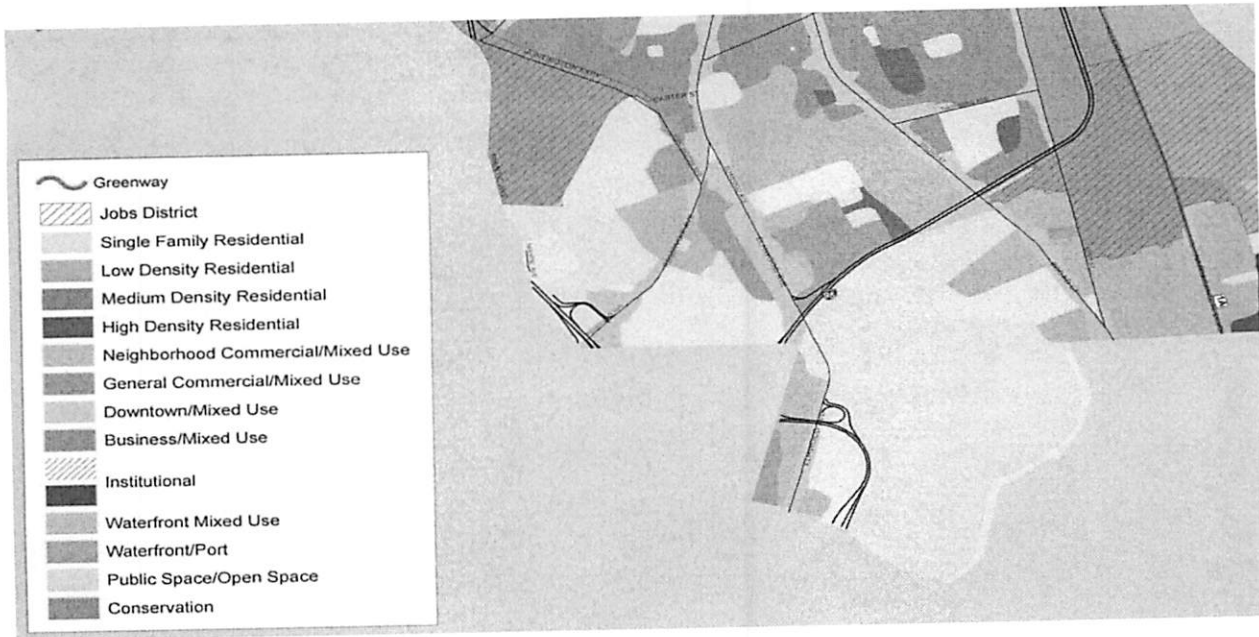
The property is presently zoned Residential R-2 - Residential District (hereinafter 'R-2 District'). The referenced zoning district is defined pursuant to Section 400.C 'Purpose Statements,' of the Ordinance, in the following manner:

**R-2 Residential District** - *"The R-2 Residential District is intended for areas of detached single-family and two-family, including semi-detached, residential development of moderate density. Limited non-residential uses, which are compatible with surrounding residential neighborhoods, may be allowed."*

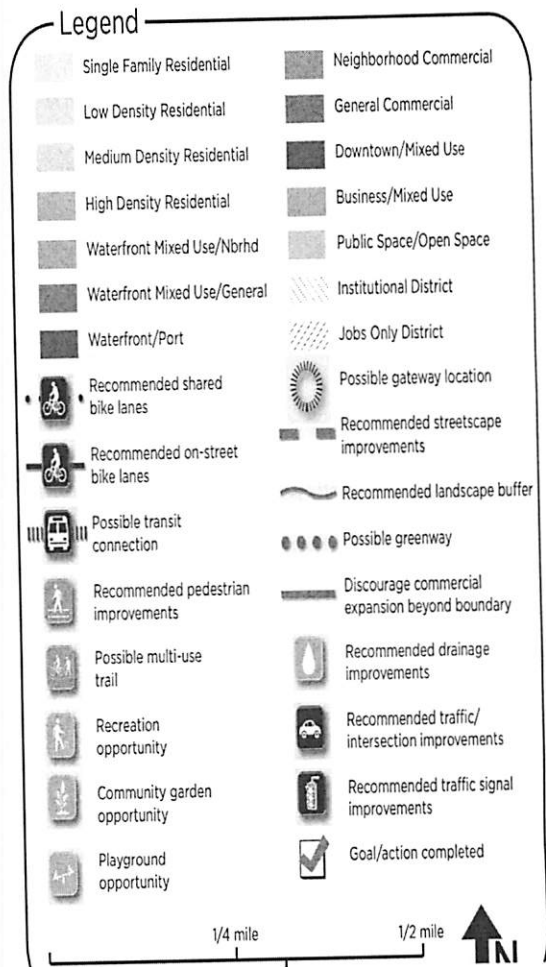
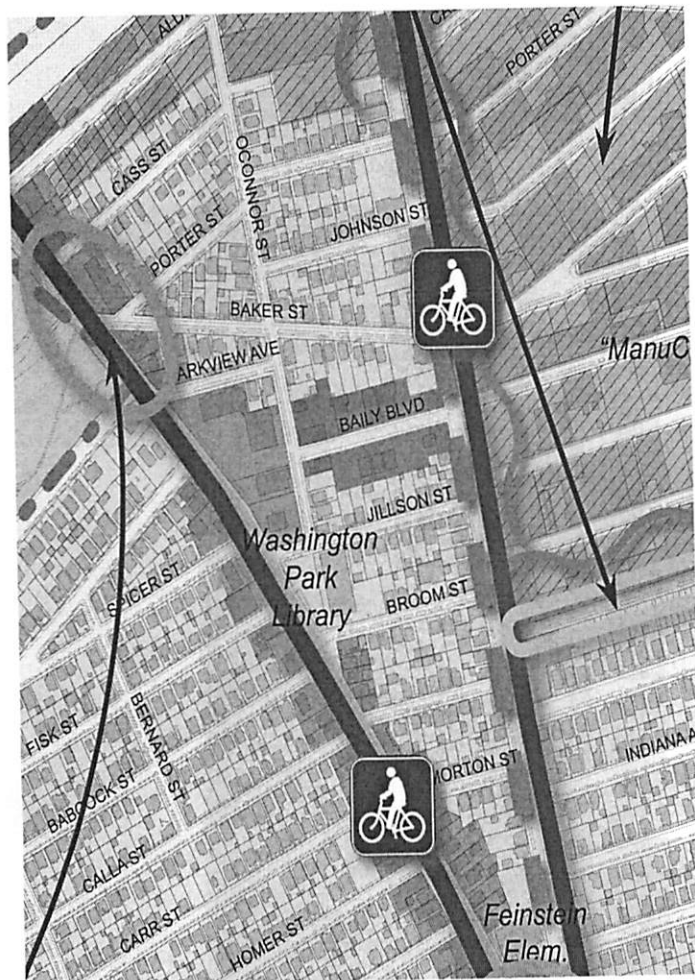
The Future Land Use Map [on the following page] illustrates a variety of proximate land use classifications, to include Medium Density Residential, Business / Mixed Use, and General Commercial. Therefore a rezone to an alternate zoning designation will maintain general consistency. Furthermore, pursuant to a general analysis of the immediate Eddy Street neighborhood, this land use consultant can professionally conclude that there is a very definitive and distinctive defining land use line, one that physically separates industrial land uses from those of moderate and medium residential density. In addition, there is a rather sizable commercial pocket on the adjacent block.

Further evidence of the appropriateness of rezoning to a supportive neighborhood commercial designation is provided by the Comprehensive Plan, detailing that the area is within an 'Area of Stability,' pursuant to Map 11.1 'Areas of Stability and Change' [Page 107]. The referenced area

**Future Land Use Map - Illustrating vast mixture of 'Residential,' 'Business,' and proximate pocket of 'General Commercial'**



**Neighborhood Map - Once again, illustrating vast mixture of 'Residential,' 'Business,' and proximate pocket of 'General Commercial'**



classification is defined pursuant to the Comprehensive Plan [Pages 108 - 109] in the following manner:

**Areas of Stability** - "Areas of Stability include the vast majority of the city, primarily the residential neighborhoods and their associated commercial areas, where limited change is expected over the coming years. There are 25 ethnically and culturally diverse neighborhoods that are known for their quality of life, including their rich architecture. Each neighborhood has its own identity and character. The goal for these areas is to identify and maintain the existing character of the area while accommodating limited new development and redevelopment. Of the city's 25 neighborhoods, all but Downtown are designated as areas of stability in whole or part."

Directly across from the Property is an area detailed as a 'Growth District.' The referenced district is defined in the following manner:

**Growth Districts** - "These areas are centered around the downtown core, and along the waterfront and in manufacturing areas in the city. They have many different characteristics, but common traits include: close proximity to a commercial arterial street. locations in older industrial areas or large vacant areas. Opportunities for pedestrian-oriented, mixed-use development and transit hubs can be found in most of these areas. Successfully developing these areas should not come at the expense of displacing existing residents. Instead, these areas are intended to become diverse mixed-use areas, with the addition of new residents to the areas, rather than displacement."

Eddy Street is truly the dividing line between two (2) totally different land use environments. There is a clear distinction between zoning designations, land use classifications and defined growth areas. A well-define light manufacturing and professional office environment permeates the entire easterly side of Eddy Street, whereas there is a complete transformation to neighborhood commercial and residential towards the west. Therefore, it will neither be inconsistent nor inappropriate to realize an appropriate zoning designation, reflecting the variety of less intensive land uses situated westerly of Eddy Street. The Land Use Maps (following page), extracted from both the Comprehensive Plan and Neighborhood Plans, corroborate the variety of land uses and zoning designations presently encompassing the area.

### **REDEVELOPMENT 'CHILD DAYCARE' PROPOSAL**

The present redevelopment proposal primarily entails interior modifications. The exterior is already improved with more than sufficient off-street parking. And finally, the adjacent Lot 807 will serve as the mandatory accessory play area. The Lots are to be merged, should the rezone action be successful, to avert any future dilemmas. The facility itself is situated directly fronting Eddy Street, and the accessory four-stall detached garage situated towards the northwesterly corner of the Property. Lot 802 is otherwise unimproved, and presently having no vehicular access. The property is improved with five (5) external and four (4) secured (accessory

garaged) off-street parking stalls, for a total of nine (9) spaces. Regulatory mandated parking is eight (8) spaces. No addition impervious surface is propped, with the exception of parking area improvements; surface to be repaved and striped.

The Property is improved with two (2) curb-cuts: one directly off of Eddy Street (approximately 12-feet wide), at the far northeasterly corner of Lot 162; and, the primary curb-cut directly off of Baker Street, at the midpoint of the southerly property boundary (approximately 24-feet wide). Due to the pre-existing facility placement, there is a line-of-sight concern associated with vehicles exiting the Eddy Street curb-cut. Therefore, the present proposal entails an 'entrance-only' off of Eddy Street, and two-way travel onto Baker Street. Considering there is only two (2) minor vehicular peak periods (drop-off and pick-up), travel onto Baker Street will be minimal. Another important consideration (as conveyed to this Consultant), and one that evidences the limited vehicular impact, is the fact that a number of customers and employees alike reside in the general neighborhood. No addition impervious surface is propped, with the exception of parking area improvements; surface to be repaved and striped.

### **NEIGHBORHOOD ANALYSIS**

An extensive analysis of the immediate neighborhood has been prepared to illustrate neighborhood compatibility and neighborhood consistency. The neighborhood analyzed is bounded by all properties contained within the following perimeters: Porter Street to the north; Narragansett Boulevard to the east; Bailey Boulevard and Chapman Street to the south; and, O'Connor Street to the west. In total, 68-lots were reviewed. However, a portion of the neighborhood is presently unimproved, and therefore omitted. The sole properties considered, are those already improved with a variety of land uses, to include industrial, commercial and residential, totaling 54 properties. The results of the analysis corroborate the obvious; there are indeed a well-defined land use distinction between the east and west sides of Eddy Street. Furthermore, the block to the south is distinctly commercial. The average building footprint is 6,766 square feet, and average usable gross floor area is 7,510 square feet. It would be difficult to understand any argument against rezoning the Property for neighborhood-oriented commercial usage. The illustration on the following page, excerpted from the City's GIS, well details the diversity and intensity of the immediate neighborhood.

### **COMPREHENSIVE PLAN GENERAL CONSISTENCY ANALYSIS**

The Comprehensive Plan acknowledges that mixed neighborhood and residential land uses benefit the community. A thoughtful economic development plan lays the groundwork for





successfully attracting commercial land uses that directly serve neighborhoods, without any resulting negative impacts. The following is an in-depth analysis of the Comprehensive Plan, excepting those policies, goals and objectives that illustrate clear support for the proposed development.

**Guiding Principles** - *"The following guiding principles provide the foundation for the goals and objectives in Providence Tomorrow, and future initiatives undertaken by the City to implement the Plan."* [Page 14]

**Collaboration.** *"The success of Providence Tomorrow hinges on our ability to build strong partnerships; the City alone cannot implement all of the goals and objectives of this Plan. Collaboration with the State of Rhode Island, neighboring communities, non-profit organizations, private developers, residents and business owners is essential to achieving the vision. For that reason, this Plan gives equal emphasis to matters directly under City control and those controlled by other agencies. It is intended that, through Providence Tomorrow, various agencies and levels of government will work together to achieve the objectives city residents and businesses feel are important."* [Page 15]



## 2.3 Opportunities

**Land Use 2025 and Smart Growth.** "Providence has the opportunity to benefit from the goals and policies in the Rhode Island state land use plan, Land Use 2025. The plan calls for the concentration of growth in existing urban centers, maximizing state investment in areas with existing infrastructure and promoting efficient development through infill, redevelopment, and higher densities..." [Page 23]

**Livability.** "Providence is a place people want to live and work, drawn by our diverse housing stock, variety of jobs, and thriving arts and cultural scene." [Page 24]

**3. Sustainability and the Environment** - "The City of Providence is highly developed, with well-established infrastructure and only a small amount of vacant developable land (though the relocation of I-195 has opened up additional land). Most current ongoing and anticipated development activity is can be described as infill, restoration, reuse, or and redevelopment." [Page 25]

### Objective SE4: Sustainability and the Built Environment

Strategy F. "Encourage the reuse of existing buildings." [Page 35]

**OBJECTIVE BE3: COMPACT URBAN DEVELOPMENT** - "Incorporate the best urban design principles into new development patterns to achieve a higher concentration and greater mix of housing, employment and transit options in identified areas of the city." [Page 43]

Strategy A. "Identify Encourage life and vitality on city streets, particularly along main streets, on corners and in traditional squares." [Page 44]

## 11. Land use

**Goal 9:** "Manage change and growth to sustain Providence's high quality of life and preserve its unique attributes." [Page 105]

"This section addresses both of these questions, based on input from Providence's citywide charrette, held in the fall of 2006. During that week, residents created their own vision of where expected growth should occur by placing building blocks representing specific types and amounts of development on a citywide map. While each group had a unique perspective, two key themes emerged; protect residential neighborhoods and direct expected development, residential, commercial, industrial, and institutional, to the downtown, major commercial corridors, and industrial areas." [Page 105]

### ZONE CHANGE: R-2 DISTRICT to C-1 DISTRICT

A zone change is absolutely mandatory in order to realize successful redevelopment of the subject property, namely for neighborhood commercial 'Child Daycare' compatible purposes. Furthermore, the zone change will realize a new tax generating revenue stream and employment base, some of whom actually reside in the immediate neighborhoods. The

referenced Property is also appropriately situated amidst a major thoroughfare, namely Eddy Street where there is presence of multi-modal resources. The results of the Comprehensive Plan analysis clearly acknowledge support for neighborhood-oriented, commercial entities, especially when it is in character with surrounding land uses. The applicant thus seeks a zone change from the present 'R-2 Low-Density Residential District' to a 'Commercial 1 Neighborhood Commercial District' ('C-1 District) designation. The referenced zone change will ensure neighborhood character consistency. The

**Section 500.A. C-1 Neighborhood Commercial District:** *"The C-1 Neighborhood Commercial District is intended for areas of small to medium-scale commercial use, typically located along urban corridors."*

Unlike the present zoning designation, the C-1 District is more-so in-line with the applicant's Child Daycare development desires. The C-1 District will also permit greater consistency with the goals and objectives of the overall Comprehensive Plan, specifically the Land Use and Economic Development Elements, as evidenced throughout this report. As has been evidenced by this report, the City of Providence acknowledges need for infill development and reuse of existing, long-standing facilities.

### **COMPREHENSIVE PLAN - FUTURE LAND USE MAP CONSISTENCY**

The applicant is required by law to evidence consistency with the Comprehensive Plan, and more importantly the "Future Land Use" map. R.I.G.L. 45-24-50 " -Consistency with Comprehensive Plan", specifically grants local communities the authority to amend their Ordinances, when it is done so for the purpose of promoting the public health, safety, morals and general welfare. An Ordinance amendment, including change to the official zoning map, must first evidence consistency with the Comprehensive Plan. Textual consistency has already been affirmed, however there must also be general agreement between the Future Land Use Map and the proposed zone change. Consistency with the 'Future Land Use' map, which reflects, "...the preferred or acceptable patterns of land use..." is legally mandatory. Evidence of this consistency must be satisfied, otherwise RIGL mandates a Comprehensive Plan amendment. It is the professional opinion of this land use consultant that the City of Providence 'Future Land Use' map, is generally consistent with the proposed C-1 District designation, given the variety of land use classifications surrounding the property, inclusive e of 'General Commercial,' a mere one-block distance.

**CONCLUSION**

In summary, this Consultant believes that the Planning Commission should not have any reservation in forwarding a positive recommendation to the Providence City Council in regard to the requested zone change. The proposed C-1 District zoning designation is purely for the purpose of realizing a much more appropriate land use, considering the location and need for expanded such services. Furthermore, the purpose for the zone change is to realize consistency with the comprehensive plan, as mandated by law.

## NEIGHBORHOOD ANALYSIS

1199 Eddy Street

Assessor's Plat 58 - Lot 162

R-2 Zoning District

Plat/Lot	Lot Area	Address	No. of Stories	Footprint (sf)	Coverage	Gross Area (sf)	Year Built
58 - 162 and 807 SP	16,400	1199 Eddy Street	2	3,900	23.78%	7,800	1960
				Garage - 720 sf			
				Pavement - 4,800 sf			
58 - 448	3,560	173 - 175 Baker Street Three-Units	3	1,546	43.43%	3,694	1900
58 - 299	9,050	183 Baker Street Single-Family	1.5	1,034	11.43%	1,269	1940
58 - 298	3,850	185 - 187 Baker Street Two-Units	2	1,110	28.83%	1,852	1920
58 - 814	6,620	193 - 195 Baker Street Single-Family	1.5	1,353	20.44%	1,719	1930
				Garage - 432 sf			
58 - 21	9,090	201 Baker Street Single-Family	2	1,986	21.85%	3,119	1910
				Garage - 486 sf			
58 - 295	8,234	205 Baker Street Two-Units	2.25	1,730	21.01%	2,622	1898
				Garage - 360 sf			
58 - 307	3,200	148 Johnson Street Single-Family	1.25	1,029	32.16%	1,279	1930
58 - 306	3,200	144 Johnson Street Single-Family	1.25	1,124	35.13%	1,269	1930

58 - 305	3,200	140 Johnson Street Single-Family	1.25	1,029	32.16%	1,342	1930
58 - 303 and 304	6,400	136 Johnson Street Single-Family	1.25	1,003	15.67%	1,305	1930
58 - 302	3,200	126 Johnson Street Unimproved					
58 - 821	8,000	1193 Eddy Street Place of Worship	1	2,430	30.38%	2,374	2009
58 - 816	20,000	1183 Eddy Street Place of Worship	1	5,635	28.18%	8,171	2005
58 - 315	4,000	127 Johnson Street Single-Family	1	1,028	25.70%	1,008	2003
58 - 314	4,000	131 Johnson Street Single-Family	1	1,200	30.00%	1,008	2003
58 - 313	4,000	135 Johnson Street Single-Family	1.25	988	24.70%	1,305	1914
				Garage - 216 sf			
58 - 312	4,000	139 Johnson Street Single-Family	1.25	1,014	25.35%	1,342	1915
				Garages - 544 sf			
58 - 311	4,000	143 Johnson Street Single-Family		1,182	29.55%	3,546	1922
				Garage - 400 sf			
58 - 310	4,000	147 Johnson Street Single-Family	1.25	888	22.20%	1,111	1930
58 - 309	4,000	151 Johnson Street Single-Family	1.25	1,099	27.47%	1,411	1940

58 - 346	3,600	280 O'Connor Street	1.5	1,104	30.67%	1,386	1930
		Single-Family		Garage - 480 sf			
58 - 345	3,600	274 O'Connor Street	2.25	1,506	41.83%	2,736	1905
		Two-Units					
58 - 344	3,600	272 O'Connor Street	1.5	1,310	36.39%	1,208	1930
		Single-Family		Garage - 420 sf			
58 - 343	3,600	268 O'Connor Street	1.9	1,005	27.92%	1,536	1930
		Single-Family		Garage - 180 sf			
58 - 342	3,600	264 O'Connor Street	1.9	1,333	37.03%	3,873	1930
		Single-Family		Garage - 378 sf			
58 - 322	4,000	124 Porter Street	2.25	1,015	25.37%	1,725	1930
		Single-Family		Garage - 364 sf			
58 - 321	4,000	120 - 122 Porter Street	2.75	1,158	28.95%	2,728	1910
		Three-Units					
58 - 320	4,000	118 Porter Street	1.5	1,290	32.25%	1,310	1930
		Single-Family					
58 - 319	4,000	112 - 114 Porter Street	2.25	1,548	38.70%	2,512	1910
		Two-Units					
58 - 318	4,000	108 Porter Street	1.25	1,328	33.20%	1,578	1930
		Single-Family		Garage - 220 sf			
58 - 317	4,000	104 - 106 Porter Street	2.25	1,236	30.90%	2,292	1935
		Two-Units					
58 - 316	4,000	100 - 102 Porter Street					
		Unimproved					

58 - 164	11,554	1203 Eddy Street Three-Units	2	2,790	24.15%	3,509	1930
58 - 165	5,000	1209 Eddy Street Unimproved			C-3 District		
58 - 166	5,000	273 Bailey Boulevard Unimproved			C-3 District		
58 - 813	10,000	283 Bailey Boulevard Unimproved			C-3 District		
58 - 283	6,000	289 Bailey Boulevard Unimproved			C-3 District		
58 - 282	3,500	299 Bailey Boulevard Unimproved			C-3 District		
58 - 280 and 281	10,678	303 Bailey Boulevard Service Shop	1	3,960	37.09%	3,960	1932
58 - 356	3,600	326 O'Connor Street Warehouse	1	3,760	104.44%	3,400	1970
58 - 355	3,600	320 O'Connor Street Unimproved			C-3 District		
58 - 353 and 354	7,200	316 O'Connor Street	1.5	955	13.26%	1,202	1930
					C-3 District	Garage - 400 sf	
58 - 350 and 352	10,539	206 - 208 Baker Street Three-Units	2.25	2,004	19.02%	3,373	1900
					Garage - 520 sf		
58 - 294	4,213	198 Baker Street Single-Family	1	1,311	31.12%	1,515	1930

58 - 293	5,965	192 Baker Street	2.25	1,354	22.70%	2,348	1920
		Two-Units					
58 - 291	5,539	188 Baker Street	2.25	1,243	22.44%	2,152	1920
		Two-Units					
58 - 290	5,112	184 Baker Street	1.5	1,167	22.83%	1,296	1920
		Single-Family					
58 - 289	4,686	180 Baker Street	1	1,260	26.89%	1,253	1930
		Single-Family					
58 - 288	4,247	176 Baker Street	1.5	930	21.90%	1,382	1930
		Single-Family					
58 - 35	6,120	1174 Eddy Street					
		Unimproved					
				M-1 District		Pavement - 6120 sf	
58 - 84	44,343	97 Johnson Street	1	25,600	57.73%	25,294	1920
		Industrial					
				M-1 District		Pavement - 15,000 sf	
58 - 830	133,963	130 Ernest Street	1	56,870	64.85%	56,870	1930
		Industrial					
				M-1 District		Pavement - 15,000 sf	
			1	18,900		18,764	2016
			1	11,102		11,102	1938
58 - 787	18,359	1192 Eddy Street					
		Unimproved					
				M-1 District		Pavement - 18,359 sf	
58 - 786	3,958	90 Johnson Street					
		Unimproved					
				M-1 District		Pavement - 3,958 sf	
58 - 139	32,248	129 Ellenfield Street	2	29,191	90.52%	40,964	1935
		Industrial					
				M-1 District			



58 - 101	30,000	50 Johnson Street Industrial	1	19,080	63.60%	19,080	1976
				M-1 District		Pavement - 8,400 sf	
58 - 110, 811, and 812	81,724	117 Ellenfield Street Office	1	22,729	27.81%	22,729	1930
				M-1 District		Pavement - 47,724 sf	
101 - 763	21,345	135 Ernest Street Unimproved					
				M-1 District		Pavement - 21,345 sf	
101 - 466	73,507	125 Ernest Street Industrial	1	35,112	47.77%	35,112	1960
				M-1 District		Pavement - 21,000 sf	
101 - 499	18,321	70 Ernest Street Industrial	1	9,034	49.31%	8,909	1940
				M-1 District		Pavement - 5,600 sf	
101 - 792	15,213	697 Allen Avenue Industrial	1	6,380	41.94%	6,380	1960
				M-1 District		Pavement - 6,400 sf	
58 - 144, 780, 781, and 101 - 479	64,263	75 Ellenfield Street Unimproved					
				M-1 District		Pavement - 64,263 sf	
58 - 93	20,634	1186 Eddy Street Industrial	1	4,500	21.81%	4,500	1950
				M-1 District		Pavement - 14,000 sf	
58 - 222	41,507	1200 Eddy Street Office	1	40,235	96.94%	40,235	1940
				M-1 District			
58 - 210, 211, and 220	37,227	126 - 128 Baker Street Industrial	1	3,960	10.64%	3,960	1929
				M-1 District		Pavement - 12,696 sf	
58 - 817	12,462	217 Chapman Street Industrial	1	7,050	56.57%	7,050	1925
				M-1 District			
58 - 818	41,298	17 Virginia Avenue	1	31,184	75.51%	33,162	1940

		Office		M-1 District	Pavement - 5,200 sf	
<b>Total:</b>	980,929	<b>Total:</b>	81	365,382		405,564
<b>Average:</b>	14,425	<b>Average:</b>	1.5	6,766	44.42%	7,510
<b>Total Improved:</b>	822,584					
<b>Improved Avg:</b>	15,233					

PIMENTEL CONSULTING, INC.  
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Cranston, Rhode Island 02905

(401) 529-0647 – Cellular  
Tax ID No. 56-2331684  
on-line: [edaicp@yahoo.com](mailto:edaicp@yahoo.com)

### **SUMMARY of QUALIFICATIONS**

Forward-thinking, pragmatic urban planning professional with twenty (20+) years of practical experience. Skilled in a variety of neighborhood and commercial planning and zoning activities, frequently in a supervisory or managerial capacity. Solid track records with proven effectiveness in, but not limited to, the following areas:

- ⇒ Zoning Boards of Review
- ⇒ Community Planning and Consulting
- ⇒ Planning Boards / Commissions
- ⇒ Subdivision Review and Planning
- ⇒ City / Town Councils
- ⇒ Superior Court
- ⇒ Code Enforcement
- ⇒ Residential, Commercial and Industrial Development

### **SELECTED EXAMPLES of ACCOMPLISHMENT**

- Testified before numerous boards, commissions and councils on matters of residential, commercial, and industrial development, as well as changes / amendments to Zoning Ordinances and Comprehensive Plans.
- Testified before Municipal and Superior Court on matters of code enforcement and general land use planning.
- Authored various documents including Cost of Community Services Study, Revitalization Plans, Zoning Ordinances, Comprehensive Plan Amendments and the first Telecommunications Ordinance in the State of Rhode Island.
- Responsible for reviewing all development associated with the Quonset Point / Davisville Industrial Park, an approximately 3,500 acre industrial park, site of the former Sea Bee Navy Base, numerous mill rehabilitation projects, including Pocasset Mill, Johnston, RI (Comprehensive Plan Amendments).
- Responsible for reviewing numerous residential subdivisions, especially expert in the field of Comprehensive Permits (Affordable Housing). Work product cited by the Rhode Island Supreme Court.
- Represented clients before numerous Zoning Boards of Review throughout the State of Rhode Island, on a variety of variance and special use permit petitions, with a greater than 90% success rate.
- Extensive energy and renewable energy projects, including solar, wind and gas-fired eccentric generating assets.

## **EDUCATION**

MASTERS OF COMMUNITY PLANNING AND DEVELOPMENT  
University of Rhode Island - Masters Received 1994

University of Florida - Studied City Planning - 1991 / 1992

BACHELOR OF ARTS – URBAN AFFAIRS; MINORS IN MATHEMATICS AND PHILOSOPHY  
University of Rhode Island - BA Received 1990

ACCREDITATION: AMERICAN INSTITUTE of CERTIFIED PLANNERS – May 1996

## **PROFESSIONAL EXPERIENCE**

<b><u>Land Use Consultant</u></b> East Providence, Rhode Island	PIMENTEL CONSULTING, INC.
<b><u>Zoning Officer</u></b> East Providence, Rhode Island	CITY OF EAST PROVIDENCE
<b><u>Consulting Town Planner</u></b> Barrington, Rhode Island	TOWN OF BARRINGTON
<b><u>Town Planner</u></b> Wayland, Massachusetts	TOWN OF WAYLAND
<b><u>Principal Planner</u></b> North Kingstown, Rhode Island	TOWN OF NORTH KINGSTOWN
<b><u>Assistant Planner</u></b> East Providence, Rhode Island	CITY OF EAST PROVIDENCE
<b><u>Planning Consultant</u></b> Newport, Rhode Island	NEWPORT COLLABORATIVE
<b><u>Planning Intern</u></b> Orange City, Florida	CITY OF ORANGE CITY

## **RHODE ISLAND AIR NATIONAL GUARD**

Plans and Implementation Communications Specialist  
Rhode Island Air National Guard 1995 – Retired 2013

Security Police Officer  
Rhode Island Air National Guard 1987 – 1990

## **CIVIC**