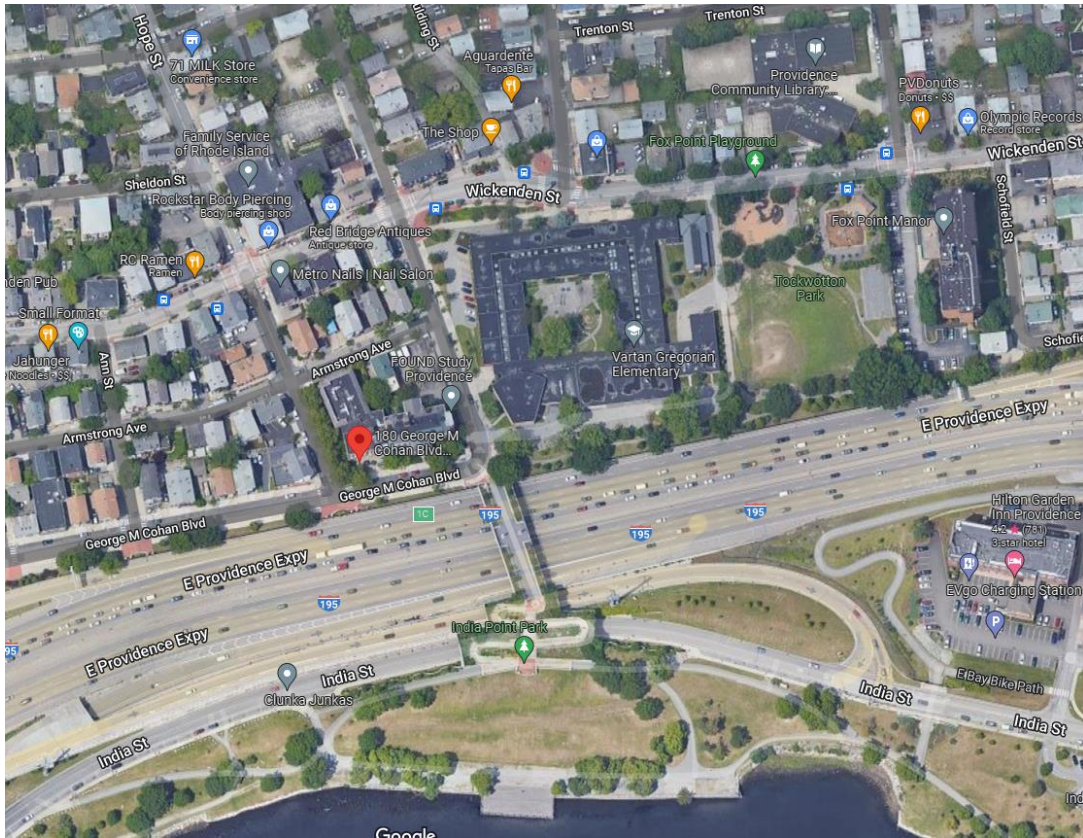


# 180 GEORGE M. COHAN MEMORIAL BOULEVARD – PROVIDENCE VARIANCE (USE AND PARKING) ANALYSIS



(TAP Map 17, Lot 650)

CITY OF PROVIDENCE, RI

April 6, 2022

**Prepared for:**

Dustin Dezube -180 GMC, LLC  
269 Wickenden St. FL 2  
Providence, RI 02903

Dylan Conley, Esq. - William J. Conley Law  
123 Dyer Street  
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**Prepared by:**

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## **INTRODUCTION:**

This report addresses a review and analysis for a requested “Use Variance” and parking relief at 180 George M. Cohan Memorial Boulevard (TAP Map 17, Lot 650). A site visit has been conducted as a part of this analysis. This report has been prepared in anticipation of the City of Providence’s review.

## **PROJECT SUMMARY:**

The proposal involves the conversion of a large, existing building from a student housing use to multi-family housing. A “use variance” is required since the property is located within an “R-2” zoning district and multi-family housing is not explicitly permitted. Although the existing use is similar, it is slightly different from the student housing use. 71 multi-family units are proposed within the existing structure and property.

## **PROPERTY DESCRIPTION AND SURROUNDINGS:**

The subject property at 180 George M. Cohan Memorial Boulevard (TAP Map 17, Lot 650) was originally built to serve the long-term needs of a female senior population. It was renamed the “Tockwotton Home” in 1977. This “Tockwotton Home” use relocated to a more suitable and modern East Providence facility around 2013. Other past uses were a boarding school and the current student housing/dormitory use.

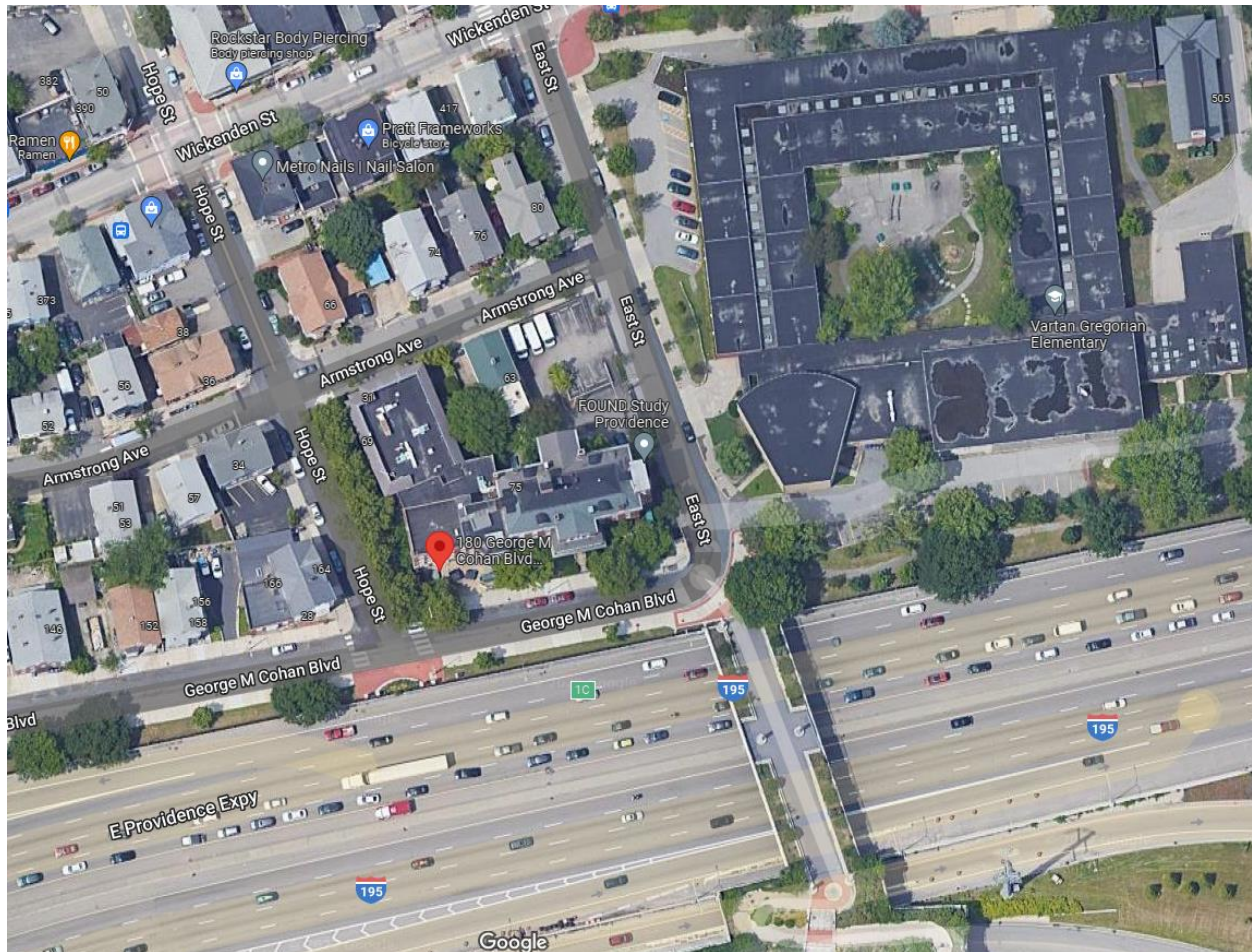
The subject property encompasses an entire block on the East Side of Providence within the Fox Point Neighborhood. This block is bound by George M. Cohan to the south, East Street to the east, Hope Street to the west, and Armstrong Avenue to the north. The property is one block south of Wickenden Street. The property is zoned “R-2” and directly abuts Interstate 195 and also India Point Park. Access to the Park is via a pedestrian overpass located directly across the street from the property. The Vartan Gregorian Elementary School at Fox Point is located adjacent to this property to the east with “PS” zoning. Residential neighborhood uses (single-family and duplexes) are common to the west and north. Additionally, small commercial stores are common one block from the property along Wickenden Street with “C-2” zoning. Overall, the area has some intensity as a result of many land uses converging in one area.

The lot consists of 27,272 square feet or 0.62 acres. The lot width is 180’ and lot depth is 185 feet. The existing building is “L” shaped and fronts both George M. Cohan Memorial Boulevard and Hope Street. The main portion of this historic structure was built in 1857. Interior building condition is rated “C-” according to the Providence Tax Assessor’s (Vision) database. A building



addition was later added to the main building in 1993. That interior building condition is rated higher than the original historic building. The total structure holds 49,373 square feet and is approximately five (5) stories tall at 75 feet. The property is unique in that it is the tallest building in the immediate neighborhood and one of the largest. The only other building of similar size is the adjacent publicly-owned elementary school to the east. Existing lot coverage is 84%.

Below are photographs illustrating the subject property and building in the Fox Point neighborhood. Additional photos showing adjacent properties are attached as **Appendix A**.



**Aerial View of 180 George M. Cohan and Surroundings**





**Building view from southwest (above) and view from southeast (below).**



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**Building view from the northeast (above) and view from the west (below).**



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## **EXISTING AND PROPOSED USE:**

Existing Use: The existing use for the property is “student housing” the Rhode Island International Academy (RIIA). Their website describes the facility as a, “Student dormitory and educational facility for international students attending local private schools.” Online videos and additional information further identify it as a student housing dormitory including rooms primarily serving multiple tenants. The on-site housing offerings include student transportation, kitchenettes, staffing, laundry, storage, full bathrooms, and lounge and study areas. The RIIA materials state the housing facility can hold over 120 students.

The building houses 44 student dormitory units with approximately 126 beds in the existing student housing use. Also, the existing “dormitory” or “student housing” uses occupy small units similar in character to modern, urban multi-family units.

FOUND Study Providence also advertises this property online for housing use. It appears this might target a seasonal (summer) rental market. Their website describes the use as, “FOUND Study Providence offers furnished, turnkey private and shared units in our centrally located living community. Residents enjoy communal amenities, including a dining room, lounges, laundry, and access to FOUND promotions, discounts, and other services.” FOUND further lists amenities such as laundry, furnishings, internet, security, community kitchen, flexible lease terms, utilities, and on-site management.

Regarding parking, there are 12 parking spaces that exist on the property. The parking configuration does not appear to be an efficient layout. There appears to be adequate on-street parking abutting the property.

Proposed Use: The proposed use is a 71-unit multi-family housing use (“Dwelling - Multi-Family Use”) in the existing building with minimal changes to the interior or exterior. There would be 33 studio units, 32 single-bedroom units, and 6 two-bedroom units. The units would be small in size and similar to the existing configuration. Additionally, there would be fewer actual “beds” given that the majority of the units are intended to accommodate a single person. This translates to fewer residents with the proposed multi-family use versus the existing “student housing” use.

The existing building envelope will not be changed. Lot coverage will essentially remain the same. The interior building configuration will remain the same with the objective of converting the existing “student housing” use into “multi-family housing.” Also, the project will pursue federal historic tax credits which holds high standards in maintaining the existing historic integrity of the building’s interior and exterior in current condition.

Regarding parking, the new “Dwelling – Multi Family” use and project would hold 26 parking spaces. These would also include appropriate spaces for disabled tenants. Again, there appears to be adequate on-street parking abutting the property. Additionally, there is access to nearby off-site parking to serve needs.

## **ZONING:**

### **Zoning Purposes:**

The following are excerpts illustrating City of Providence’s Zoning Ordinance Purposes. The purpose statements all align with the intent of the subject property’s variance request.

- A. Promoting the public health, safety, and general welfare.
- B. Providing for a range of uses and intensities of use appropriate to the character of the city and reflecting current and expected future needs.
- C. Providing for orderly growth and development which recognizes:
  - 1. The goals and patterns of land use contained in the Comprehensive Plan.
  - 2. The natural characteristics of the land, including its suitability for use based on soil characteristics, topography, and susceptibility to surface or groundwater pollution.
  - 3. The values and dynamic nature of coastal and freshwater ponds, the shoreline, and freshwater and coastal wetlands.
  - 4. The values of unique or valuable natural resources and features.
  - 5. The availability and capacity of existing and planned public and/or private services and facilities.
  - 6. The need to shape and balance urban and rural development.
  - 7. The use of innovative development regulations and techniques.
- D. Providing for the control, protection, and/or abatement of air, water, groundwater, and noise pollution, and soil erosion and sedimentation.
- E. Providing for the protection of the natural, historic, cultural, and scenic character of the city or areas in the municipality.
- F. Providing for the preservation and promotion of agricultural production, forest, silviculture, aquaculture, timber resources, and open space.
- G. Providing for the protection of public investment in transportation, water, stormwater management systems, sewage treatment and disposal, solid waste treatment and disposal, schools, recreation, public facilities, open space, and other public requirements.
- H. Promoting a balance of housing choices, for all income levels and groups, to assure the health, safety, and welfare of all citizens and their rights to affordable, accessible, safe, and sanitary housing.
- I. Providing opportunities for the establishment of low and moderate income housing.
- J. Promoting safety from fire, flood, and other natural or unnatural disasters.

- K. Promoting a high level of quality in design in the development of private and public facilities.
- L. Promoting implementation of the Comprehensive Plan.
- M. Providing for coordination of land uses with contiguous municipalities, other municipalities, the state, and other agencies, as appropriate, especially with regard to resources and facilities that extend beyond municipal boundaries or have a direct impact on that municipality.
- N. Providing for efficient review of development proposals, to clarify and expedite the zoning approval process.
- O. Providing for procedures for the administration of the zoning ordinance, including, but not limited to, variances, special use permits, and, where adopted, procedures for modifications.
- P. Providing opportunities for reasonable accommodations in order to comply with the Rhode Island Fair Housing Practices Act, chapter 37 of title 34, the United States Fair Housing Amendments Act of 1988 (FHAA), the Rhode Island Civil Rights of Persons with Disabilities Act, chapter 87 of title 42, and the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. §12101 et seq.

#### “R-2” Zoning District Overview:

The property is zoned “R-2”. According to the Zoning Ordinance, “The R-2 Residential District is intended for areas of detached single-family and two-family, including semidetached, residential development of moderate density. Limited non-residential uses, which are compatible with surrounding residential neighborhoods, may be allowed.” Additionally, maximum building height is 45 feet with buildings not to exceed three (3) stories. Maximum building lot coverage is 45%. Also, there are maximum impervious lot coverage requirements. In short, the “R-2” zoning was created and applied to this subject property many decades after its construction (with the exception of the 1993 addition).

The Zoning Ordinance also defines “Dwelling - Multi-Family” as, “A structure or development containing four or more dwelling units used for residential occupancy or one or more dwelling units in combination with a permitted non-residential use. A multi-family dwelling does not include a rowhouse dwelling.”

The Zoning Ordinance stipulates the land uses that are allowed (Permitted by Right or Permitted by Special Use) within the “R-2” zoning district below:

#### “R-2” Zoning District Allowable Uses:

The uses below are allowed either as permitted by right or by special use permit within the “R-2” District. “Dwelling – Multi-Family” is not a listed use within this “R-2” Zoning regulation.

Community Center:

Permitted



Community Residence – Type I:	Permitted
Conservation Area:	Permitted
Cultural Facility:	Permitted
Day Care - Day Care Center, up to 8 people receiving day care:	Permitted
Day Care - Family Day Care Home:	Permitted
Dwelling – Accessory Dwelling Unit:	Permitted
Dwelling - Semi-Detached:	Permitted
Dwelling - Single-Family:	Permitted
Dwelling - Two-Family:	Permitted
Educational Facility - Primary or Secondary:	Permitted
Farmers Market:	Permitted
Park/Playground:	Permitted
Place of Worship:	Permitted
Plant Agriculture:	Permitted
Temporary Contractor’s Office:	Permitted
Temporary Emergency Housing:	Permitted
Temporary Mobile and Manufactured Homes:	Permitted
Temporary Outdoor Entertainment:	Permitted
Temporary Outdoor Storage Container:	Permitted
Community Residence – Type II:	Special Use
Country Club	Special Use
Day Care - Day Care Center, 9 to 12 people receiving day care	Special Use
Golf Course/Driving Range	Special Use
Lodge/Meeting Hall	Special Use
Neighborhood Commercial Establishment	Special Use
Public Safety Facility	Special Use
Utility	Special Use
Wireless Telecommunications	Special Use

Reasons Why the Allowable Uses in the “R-2” District Are Not Feasible at the Subject Property:

The allowable uses for the property at 180 George M. Cohan Memorial Boulevard are not appropriate for a variety of reasons. Each allowable use below offers a basic statement as to why such use is not feasible. In many instances, the interior historic building characteristics, particularly the high number of small rooms, is the common limiting factor as to why such uses are not feasible.

Community Center: The large size of the building and myriad of small rooms are not conducive to community gathering space.

Community Residence – Type I: The large size of the building and myriad of small rooms are not conducive to a use limited to six (6) or fewer persons

Conservation Area: There is no conservation open space on the property.

Cultural Facility: The lack of parking, large size of the building and myriad of small rooms, are not conducive to a museum style use that is open to the general public.

Day Care - Day Care Center, up to 8 people receiving day care: The large size of the building and myriad of small rooms are not conducive to a use limited to eight (8) or fewer persons

Day Care - Family Day Care Home: The large size of the building and myriad of small rooms are not conducive to a use limited to six (6) or fewer persons

Dwelling – Accessory Dwelling Unit: There is no accessory structure on site.

Dwelling - Semi-Detached: The large size of the building cannot viably be split into just two (2) semi-detached units.

Dwelling - Single-Family: The large size of the building cannot viably be used as a single housing unit.

Dwelling - Two-Family: The size of the building cannot viably be divided into just two (2) units.

Educational Facility - Primary or Secondary: The lack of parking, size of the building, and particularly the myriad of small rooms is not conducive to a modern school facility which requires classrooms large enough for large numbers of persons and large amenity spaces such as gyms, cafeteria, auditorium, theater, workshops, labs etc.

Farmers Market: The structure does not have a viable loading or means of disbursement for temporary produce sales. Additionally, the small rooms inside are not conducive to a farmers market operation.

Park/Playground: There is not open space and the structure itself is not a viable playground.

Place of Worship: The large size of the building and myriad of small rooms are not conducive to a use that requires regular, large-scale, temporary assembly

Plant Agriculture: The building cannot viably support plant agriculture.

Temporary Contractor's Office: The building is not temporary, no temporary use is viable.

Temporary Emergency Housing: The building is not temporary, no temporary use is viable.

Temporary Mobile and Manufactured Homes: The building is not temporary, no temporary use is viable.

Temporary Outdoor Entertainment: The building is not temporary, no temporary use is viable.

Temporary Outdoor Storage Container: The building is not temporary, no temporary use is viable.

Community Residence – Type II: The size of the building and myriad of small rooms are not conducive to a use limited to eight (8) or fewer persons.

Country Club: The structure, the lack of parking, and the myriad of small rooms is not conducive to a use that relies upon routine gatherings at scale for social purposes.

Day Care - Day Care Center, 9 to 12 people receiving day care: The size of the building and myriad of small rooms are not conducive to a use limited to twelve (12) or fewer persons.

Golf Course/Driving Range: There is no space to support this use at the property. The building occupies the majority of the land.

Lodge/Meeting Hall: The structure, the lack of parking, and the myriad of small rooms is not conducive to a use that relies upon routine gatherings at scale for social purposes

Neighborhood Commercial Establishment: This use requires a primary residential use, which in this case would be a maximum of two residential units plus a commercial space. The size of the building and myriad of small rooms are not conducive to a use limited to three (3) units.

Public Safety Facility: The size of the building, structure and building envelop and grounds, and myriad of small rooms are not conducive to a use limited to public safety agencies, such as the fire department and police departments, including the dispatch, storage, and maintenance of police and fire vehicles or kennels for canine units.

Utility: The building is not conducive for use solely as a utility.

Wireless Telecommunications: The building is not conducive for use solely as a utility.

#### Zoning Parking Requirements:

The Zoning Ordinance requires one on-site space per dwelling unit for “Dwelling – Multi-Family” uses. This translates to 71 on-site parking spaces. The balance of the 71 spaces minus the 26 provided spaces equals a shortfall of 45 spaces. However, the proposed parking (26 spaces) is 14 spaces greater than the “Student Housing/Dormitory” use which is perceived as more intensive than the proposed “Dwelling – Multi-Family” use. The measure of intensity is “beds” and “people.” There will be fewer beds and people with the proposed 71 unit “Dwelling – Multi-Family” use. Additionally, the owner has plans for using some walkable off-site locations to assist with parking needs.

The existing historic building configuration and size drives the dwelling unit count. Similarly, the available lot size remaining after deducting the existing historic building coverage establishes the area for parking. The remaining area for parking can only realistically accommodate 26 parking spaces. The limitation is driven by the unique characteristics of the subject lot and existing historic structure. It is also believed that a hypothetical new “Dwelling – Multi-Family” use and building of this size, built in Providence’s downtown, likely would receive a reasonable discount on the number of parking spaces required.



## **“VARIANCE” ZONING AUTHORITY, PROCEDURES AND STANDARDS:**

The Providence Zoning Ordinance, *Section 1902* addresses variance authority and procedures. The regulation explicitly states and requires the following standards (***bolded and italicized***) be addressed. Each standard is followed by a response specific to the subject property.

- a. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in Rhode Island General Laws §45-24-30(16).***

The property is unique in several ways. The building’s large size, building height, number of floors (five), parcel size, historic age of the building, historic use of the building, city rating of building interior quality is marginal at (C-), and its location adjacent to Interstate 195. Additionally, the past uses have all ended due to not being sustainable over time. Notably, the former “Tockwotton Home” illustrated that the building is no longer suitable for even its original intended use. Other uses have not succeeded either. A more modern and long-term sustainable use is needed that best matches the property and building characteristics.

There is no specific physical or economic disability of the applicant, however the property holds physical and economic challenges. Given the building’s age, some environmental remediation is needed as a part of the rehabilitation. Additionally, there is a need to retrofit the grounds and parking lot to address ADA deficiencies. Lastly, there is limited ability to accommodate significantly more parking on site given the building footprint and site conditions.

- b. That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.***

The applicant has not taken any prior action to cause hardships or challenges for this property. The applicant is seeking to best create a long-term sustainable use and model for this large, historic building. The variance being sought pertains to matching the best use (“Dwelling – Multi Family) to this unique, 49,373 square foot building given the interior configuration is designed for small unit living.

No feasible use exists from the listed uses in the “R-2” use table. Individual reasons for why each use is infeasible were previously stated. The largest limiting factor as to why each use is infeasible relates to the large size of the multi-story building in combination with the small

size of the interior historic units and floor configuration. Making significant changes to the building interior will destroy the integrity of the building and also jeopardize the pursuit of historic tax credits for the property. Altering the interior of the building will undoubtedly cause irreversible harm to the historic quality, character and integrity of the building.

The applicant is not seeking relief to realize greater financial gain. The sought relief to make the project economically viable and to sustain the property over a long period of time. The only use of the building that makes any sense is dwelling – multifamily, given the unique character of the subject lot, the size of the existing historic building and the structure of the historic interior layout which establishes the existing small interior spaces.

***c. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan.***

The requested variance will not alter the neighborhood. The general character of the surrounding area is a combination of residential, institutional, and commercial plus it directly abuts a federal interstate highway (I-195) and waterfront park. Overall, the area has some intensity as a result of many land uses converging in one area. The granting of the requested variance meets and complies with the stated intent and purposes of the Zoning Ordinance (as stated in this report).

Additionally, the requested variance also meets the intent and purpose of the City of Providence’s Comprehensive Plan. The Plan offers key highlights and priorities that align with this variance request. These include: redevelopment, linkages to transportation systems, walkability, historic preservation, increasing housing supply and options, revitalizing and preserving housing, connection to public spaces and the waterfront, reuse of buildings, and supporting compact urban development with greater mixture of housing.

***d. That the relief to be granted is the least relief necessary.***

The applicant is seeking the least relief necessary, which is to use the existing building as a “Dwelling – multifamily.” The building is not naturally configured for other “R-2” uses nor are the other uses sustainable. Also, the dwelling unit count is dictated by the way the historic building is structured. No major changes to the building are proposed in order to follow the lead of the structure. The units have almost entirely been derived from the existing wall configurations and rooms as is necessary in a Historic Tax Credit proposal.

Additionally, the available lot size remaining after deducting the existing historic building coverage establishes the area for parking. The remaining area for parking can only realistically

accommodate 26 parking spaces. The limitation is driven by the unique characteristics of the subject lot and existing historic structure. Parking is being maximized on the remaining available land on the parcel.

***In addition, the Zoning Board of Review, or the City Plan Commission, as part of unified development review, requires that evidence be entered into the record of the proceedings showing that:***

- a. In granting a use variance, the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of this Ordinance. Nonconforming use of neighboring land or structures in the same district and permitted use of lands or structures in an adjacent district are not considered in granting a use variance.***

As a result of the existing unique property and building conditions, none of the allowed “R-2” uses stated in the Zoning Ordinance are feasible for this large, historic property. As previously stated, the largest limiting factor as to why other uses are infeasible relates to the large size of the multi-story building in combination with the small size of the interior historic units and floor configuration. Making significant changes to the building interior will destroy the integrity of the building and also jeopardize the pursuit of historic tax credits for the property. Altering the interior of the building will undoubtedly cause irreversible harm to the historic quality, character and integrity of the building.

Essentially, the property is challenged and will not succeed if bound by the existing “R-2” land use table. The property is not like others in the neighborhood. It is unique and is worthy of special consideration to ensure appropriate reuse and protection to best serve Providence’s revitalization efforts.

- b. In granting a dimensional variance, the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted will amount to more than a mere inconvenience. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief.***

If the parking dimensional variance is not granted, the project would simply not be viable or feasible. The historic building (interior and exterior) must be kept intact to preserve the historic integrity of the structure. Without doing so, the Federal historic tax credits will not be granted. Additionally, if a portion of the building was demolished to increase parking, the project would lose its intended purpose and therefore would not be financially feasible. The variance request is not to expand the building, but to preserve the structure for long-term sustainability primarily driven by its natural orientation including interior small unit configuration.



## **FINDINGS:**

In reviewing the 180 George M. Cohan Memorial Boulevard proposal and the relevant zoning provisions, the following are my professional planning findings based upon the materials presented and related analysis:

- The former “Tockwotton Home” moved from this historic facility to a new, modern East Providence location in 2013.
- No other long-term viable uses have succeeded for this structure and property.
- The parcel fronts on Interstate-195, but lacks direct access to the highway.
- The parcel is larger in size at 0.62 acres than most residential lots in the neighborhood.
- The “L-Shaped” building is taller (75 feet and five stories) and is larger (49,373 square feet) than all others within this “R-2” district in the neighborhood.
- The existing historic building was constructed in 1857 and scores “C-“ in condition according to the tax records. Also, an addition was built in 1993.
- The existing building was constructed for a particular use (care for an aging population) catering to small units for a particular population segment and it is not configured for other non-residential uses.
- Multi-family residential is the only known feasible use for this property given its size, configuration, height, and location.
- The remaining area on the parcel for parking can only realistically accommodate 26 parking spaces. The limitation is driven by the unique characteristics of the subject lot and existing historic structure.
- The “Dwelling - Multi-family” use is of lesser intensity than the “Student Housing/Dormitory” use since there will be fewer beds and residents within the existing historic building;
- The requested variance will not alter the neighborhood and is in keeping with the intent and purposes of the Zoning Ordinance and Comprehensive Plan.

**RECOMMENDATION:**

In conclusion, the proposed variance request for 180 George M. Cohan Memorial Boulevard has been evaluated, and in my opinion:

- The proposal satisfies the required “Variance” standards within the Zoning Ordinance.
- The requested variance will not alter the neighborhood and is in keeping with the intent and purpose of the Zoning Ordinance and Comprehensive Plan.
- The relief to be granted is the least relief necessary.

Paige R. Bronk, AICP

Paige R. Bronk

04/06/2022

## APPENDIX A: ADDITIONAL PHOTOS



180 George M. Cohan Memorial Boulevard - Providence  
Variance (Use and Parking) Analysis  
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**PROFESSIONAL HIGHLIGHTS:**

- 28+ years of public sector planning and management experience
- Operational, personnel, and budget management
- Implementation of programs, projects, priorities
- Adaptive reuse of public lands (development and preservation)
- Negotiations: labor, real estate, financing, contracts
- Community and strategic planning
- Communication expertise – internal/external/social media/website
- Problem solving - rational and diplomatic approach
- Business and economic development

**PROFESSIONAL EXPERIENCE:**

**Economic and Community Development Manager**

*Town of Groton, Connecticut*

*July 2015 – Present*

- Serves as the lead POC to attract investment, promote opportunity, and increase marketability.
- Manages Economic and Community Development Program and staff.
- Directly coordinates with Town Council, Town Manager and state and regional agencies.
- Collaborates with Electric Boat, Pfizer, business associations, and Chambers of Commerce.
- Focuses on market analysis, property redevelopment, housing, financial management, bond rating, business retention/attraction, community promotion, and investment.
- Manages Economic Development Commission including Town Council representatives.
- Oversees the Economic Development Fund (\$500,000), Tax Abatement/Incentive programs.
- Coordinates the new Wayfinding Sign Program including design and implementation.
- Assists in amending existing programs to streamline business startups and expansion.
- Implements town supported projects, budgets, and directives relating tax base growth.
- Developed and implemented the Airport Development Zone (ADZ) program.
- Grants including CDBG, Brownfields, and special projects (Nautilus Dock - \$735,000).
- Markets and manages Groton real estate projects including Mystic Education Center Redevelopment, Groton Heights Redevelopment (ThayerMahan robotics), 529 Gold Star Highway (mixed use development), Seeley Redevelopment (housing), Colonel Ledyard Redevelopment (housing), Pleasant Valley (housing), and Data Centers.
- Received 2017 CT Economic Development Association Member of the Year Award
- Launched marketing campaign, video, branding, and website [www.exploremoregroton.com](http://www.exploremoregroton.com)
- Serves on CT Economic Development Association (CEDAS) Board as Vice-Chair.
- Serves on Thames River Innovation Place (TRIP) as Secretary.

**Paige Bronk Consulting**

*Sole Proprietor - Newport, RI*

*January 2015 – Present*

- Strategic planning, development, zoning, and fiscal impact consulting services in Rhode Island to municipal and private clients in multiple jurisdictions.

**Director of Development***Rhode Island Housing**Dec. 2014 – July 2015*

- Coordinated investors, federal, state and local agencies.
- Oversaw compliance, finance layering, and cost effective program management.
- Recommended project financing awards to the Rhode Island Housing Board.
- Supervised staff (design and construction, program managers, underwriters, development).
- Maximized leveraging of funding while minimizing implementation risks.
- Oversaw RFP processes for real estate (85 Slater Street – Pawtucket half way house), competitive financing, and development programs.

**Economic Development Manager***Town of North Kingstown, Rhode Island (contract position)**April 2013- Dec. 2014*

- Managed economic development activities including business attraction and retention, market and fiscal analyses, special projects, marketing, infrastructure planning, property redevelopment, and partnerships with state agency programs.
- Supported Town Manager, Town Council, Economic Development Advisory Board, and Wickford Economic Development Advisory Board.
- Administration and implementation of large grant funded projects (over \$3 million).
- Redevelopment of key public and private properties.
- Initiated the streamlining (LEAN) of municipal functions including departmental coordination, approval processes (permits/licenses), sign ordinance, and financial functions.
- Coordinates business attraction efforts (tax incentive, payment agreements, and public property).

**Assistant Director for Planning and Development***City of Pawtucket, Rhode Island**January - April 2013*

- Executive interim support to the Mayor and Department focused on 45 Division Street Redevelopment (site analysis, environmental, legal, RFP, marketing).

**Appraisal Data Analyst***Northeast Revaluation Group – Warwick, RI (contract position) September 2012 – April 2013*

- Property analysis and research for West Warwick and Warren property assessment projects.

**Director of Planning, Zoning, Development & Inspections***City of Newport, Rhode Island**September 2000 – July 2012*

- Executive management to City Manager; Newport City Council, Boards/Commissions.
- Directed operational management for multiple divisions (planning, facilities, parking, zoning, inspections, development and grants (CDBG, EDA, TIP, Harbor Shuttle, Cliff Walk).
- Managed operating and capital budgets - \$3+ million annually.
- Developed proposals and secured grants for major projects (> \$1 million each)
- Negotiated land transactions for the redevelopment of high profile properties (bank, brewery, community college, residential condos, conservation land)
- Coordinated revolving loan programs totaling over \$4 million.
- Streamlined development review processes to stimulate business development.

- Planned redevelopment of the North End including a 495 unit housing neighborhood, community college, daycare facility, recreation, and offices (APA Rhode Island Best Implemented Plan Award - 2007).
- Staff liaison to Redevelopment Agency and LRA for Navy waterfront redevelopment.
- Spearheaded the Pell Bridge Realignment Project to free over 30+ acres for redevelopment.
- Managed and coordinated special projects including Ordinance Amendments (Zoning, Subdivision), Land Purchase/Sale, Comprehensive Planning, Economic Redevelopment, Cliff Walk, Noise and Nuisance Mitigation, Pell Bridge Realignment Project, Signage, U.S. Navy Hospital Reuse, Housing, Multi-modal Transportation (Newport Water Shuttle, Rail), School Property Redevelopment, Economic Waterfront Analysis and Regional Planning.

### **Director of Planning and Building Codes**

*City of Frankfort, Kentucky*

*March 1998 – September 2000*

- Executive management to City Manager and liaison to City Council
- Directed a development department including staffing to the Planning Commission, Code Enforcement Board, Zoning Board of Appeals, and Architectural Review Board.
- Administered and updated zoning, subdivision, property, and land use regulations.
- Administered the FEMA - CRS floodplain management program and hazard mitigation plan.
- Administered the housing grant program (HOME, HUD, CDBG, and FEMA).

### **Natural Resources/Environmental Planner**

*Chatham County/Savannah Metropolitan Plan Commission*

*August 1994 – March 1998*

- Developed countywide plans for open space, greenways, and land protection.
- Formulated \$9 million budget for a bond funded open space/greenway program.

### **Solid Waste Management Planner**

*Coastal Georgia Regional Development Center*

*June 1992 – July 1994*

- Managed department serving eight counties/26 municipalities with a \$1 million federal grant.
- Developed local, regional, and national plans for state/federal approval gaining NADO award

### **EDUCATION AND CERTIFICATION:**

- American Institute of Certified Planners (AICP), 1996.
- Master of Community Planning and Development (MCP), University of Rhode Island, 1991.
- Bachelor of Arts (Environmental Studies and Geology), Alfred University, 1989.
- United States Coast Guard (USCG) – Master Mariner Captain's License – 100 GT, 2014.

### **PROFESSIONAL AFFILIATIONS:**

- International City Managers Association (ICMA)
- American Planning Association (APA) (Rhode Island/Connecticut Chapters)
- American Institute of Certified Planners (AICP)
- Connecticut Economic Development Association (CEDAS) (Vice-Chair)
- Greater Mystic Chamber of Commerce (Ex-Parte Board Member)
- Thames River Innovation Place (TRIP) (Board Member/Secretary)
- Eastern Regional Tourism District (ERTD) (Board Member)
- International Council of Shopping Centers (ICSC)