

From: [Jonathan Stevens](#)
To: [Thompson, Alexis](#)
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Subject: Pettis - Site Analysis and Request to Give Expert Testimony STEVENS
Date: Tuesday, October 13, 2020 4:16:43 PM
Attachments: [SITE DEVELOPMENT ANALYSIS- PETTIS 10.13.20.pdf](#)
[STEVENS CV 10.13.20.docx](#)

Alexis:

I would like to submit the attached Site Development Analysis to be included in the record when the ZBR hears the Pettis Properties petition tomorrow.

I would also request to be recognized as an expert witness in the event there are any questions. My CV is attached.

I look forward to hearing back to you on how best to connect.

THANKS!

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Jonathan Stevens
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Jonathan is an urban planner, specializing in designing and installing public improvements. One such project was the “Discover Beautiful Rhode Island” gateway signs and murals featuring original artwork within Rhode Island’s Interstate Highway system.

CAREER

Planning Director, Town of Cumberland	(2016-)
Special Projects Director, Office of Governor Lincoln Chafee	(2011-15)
Economic Development Director, City of Newport	(2007-10)
Policy Director, US Senator Lincoln Chafee	(1999-2007)
Planning Director, City of Warwick	(1993-99)

EDUCATION

BA, American History	Boston University
Masters in Community Planning (MCP)	University of Rhode Island

Jonathan Stevens
29 Windsor Rd, Cranston RI 02905
Masters of Community Planning, URI (1990)
Planning Director, City of Warwick (1993-99)
Planning Director, Town of Cumberland (2016-)

SITE DEVELOPMENT ANALYSIS

58 Printery Street, Providence Parcel AP 2 Lot 447

Owner: Pettis Properties (since May, 2011) Assessed value: \$39,400 Zoning: C-3

Lot Description

This .27- acre (11,589 sq ft) lot is bifurcated by the Moshassuck River, and steep (12 ft) slopes

About 9040 sq ft (78%) of the lot is river and embankments

About 2690 sq ft (23%) is flat upland located on Printery Street



Development Potential

The upland area contains a potential 60 by 30 ft (1800 sq ft) building envelope (dark green area, above) fronting on Printery Street. As many as four parking spaces could be located at the southern end of the lot. A building could consume the entire building envelope, as there is no front yard setback required in a C-3 “Heavy Commercial” zone.

Environmental Permits Required

DEM stormwater and wetlands permits (the building would be within 100 ft of the river). The envelope is outside of FEMA Special Flood Hazard Area (SFHA).

C-3 Permitted Uses- by Right

A residential duplex of affordable housing is allowed by right. Considering the record high demand for housing at present, such a project would likely be financially feasible. Otherwise, office and light industrial uses are also allowed by right.