

OCT 31 2022

**CITY OF PROVIDENCE
ZONING BOARD OF REVIEW**

APPLICATION FOR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought: Special Use Permit

Applicant: Educational Center of Arts & Science, Inc. DBA Teatro ECAS
Yvonne Beauregard, General Manager
679 Valley Street, Providence, RI 02908
ybeauregard@teatroecas.org
(401) 421-3227

Owner: Teatro Group, LLC
Francis Parra, Principal
679 Valley Street, Providence, RI 02908
teatrogroupllc@gmail.com
(401) 749-7999

Does the proposal require review by any of the following (check each):

No

- Downtown Design Review Committee
 I-195 Redevelopment District Commission
 Capital Center Commission
 Historic District Commission

1. Location of Property: Plat 27 Lot 90 681 Valley Street, Providence, RI 02908
Plat 27 Lot 95 75 Rathbone Street, Providence, RI 02908

2. Zoning District: M-MU 75

3a. Date owner purchased the Property: August 2021

3b. Month/year of lessee's occupancy: TBD by construction timeline

3. Dimension of each lot:

| Lot # | Frontage | Depth | Total area |
|-------|----------|-------|------------|
| Lot # | Frontage | Depth | Total area |

4. Size of each structure located on the Property:

Principal Structure: 39' x 91' **Total gross square footage:** 5,875 SF (*Floors 1&2*)
Footprint: 3,558 SF **Height:** 31' **Floors:** 2 1/2

Accessory Structure: Various Outdoor Roofs (3) Total gross square footage:
Footprint: 1,590 SF Height: Floors: N/A

5. Size of proposed structure: N/A Total gross square footage: N/A
Footprint: Height: Floors:

6a. Existing Lot coverage: (include all buildings, decks, etc.)
5,488 SF (*includes ramp and entrance stairs*)

6b. Proposed Lot coverage (include new construction)
Same

7a. Present use of Property (each lot/structure):
Vacant nightclub/restaurant

7b. Legal use of Property (each lot/structure) as recorded in Dept. of Inspections & Standards:
Nightclub/restaurant

8. Proposed Use of Property (each lot/structure):
Live theater / cultural performing arts center.

9. Number of Current Parking Spaces:
Fourteen

10. Describe the proposed construction or alterations (each lot/structure):
Interior renovations to the first floor of the main structure.

11. Are there outstanding violations concerning the Property under any of the following:
None
 Zoning Ordinance
 RI State Building Code
 Providence Housing Code

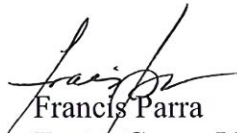
12. List all sections of the Zoning Ordinance from which relief is sought and description of each section:
We are seeking a special use permit for a Live Performance Venue pursuant to Zoning Ordinance Use Matrix Table 12-1, Section 2000.D.

13. Explain the changes proposed for the Property:
Interior renovations to convert first floor of main building into a black box theater to house Teatro ECAS, non-profit Latino repertory theater company that has been active in Providence since 1997.

The undersigned acknowledge and agree that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.

The undersigned further acknowledge that the statements herein and in any attachment or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible with their attorneys for any false statements.

Owner(s):


Francis Parra
Teatro Group LLC

Applicants(s):


Yvonne Beauregard
Educational Center of Arts & Science, Inc.
DBA Teatro ECAS

APPENDIX B

APPLICATION FOR SPECIAL USE PERMIT

1. Identify the section(s) of the Ordinance that provides for the special use permit.

We are seeking a special use permit for a Live Performance Venue pursuant to Zoning Ordinance Use Matrix Table 12-1, Section 2000.D.

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.

Teatro ECAS is a non-profit Latino repertory theater company that has been active in Providence since 1997. Teatro ECAS stages live theatrical performances, offers theater- and performing arts-related educational programming, and occasionally hosts multicultural cultural presentations offered by local and traveling performing arts organizations that may include live dance and musical performances. Teatro ECAS has been offering this type of programming at its current home, which it has outgrown, located at 57 Parkis Avenue in Elmwood, for the past seven years.

The proposed special use will not injure the use and enjoyment of neighboring property because the site is surrounded by industrial and commercial property. Furthermore, the site previously operated for decades as a nightclub that was reportedly a significant source of disruption for neighboring properties. Neighboring property owners are in full support of the redevelopment of this site as a community performing arts organization.

3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.

The proposed special use will bring significant value to neighboring property as the overall investment in the redevelopment of this site exceeds one million dollars, including significant funding from the Rhode Island State Council on the Arts, the Champlin Foundation, and the City of Providence through the Department of Arts, Culture & Tourism. As stated previously, the site had been operated for decades as a night club, cigar bar, and adult entertainment venue. Neighbors have stated repeatedly that the development of a community arts organization at the site is a welcomed improvement to the neighborhood. Finally, the site is located a short distance from the Waterfire Arts Center and the Wilbury Theater Company, also on Valley Street, as well as The Steelyard and other important Providence cultural organizations.

4. State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community.

Teatro ECAS is a non-profit Latino repertory theater company that has been active in Providence since 1997. Teatro ECAS stages live theatrical performances, offers theater- and performing arts-related educational programming, and occasionally hosts

multicultural cultural presentations offered by local and traveling performing arts organizations that may include live dance and musical performances. Teatro ECAS has been offering this type of programming at its current home, which it has outgrown, located at 57 Parkis Avenue in Elmwood, for the past seven years.

The development of this site as a multicultural hub within the Valley Arts District will be a remarkable improvement to the health and welfare of the surrounding community. The proposed special use will bring significant value to neighboring property as the overall investment in the redevelopment of this site exceeds one million dollars, including significant funding from the Rhode Island State Council on the Arts, the Champlin Foundation, and the City of Providence through the Department of Arts, Culture & Tourism.

ADDENDUM A

Q. Live Entertainment - Ancillary Use, Live Performance Venue, or Nightclub

2. When a live entertainment – ancillary use, live performance venue, or nightclub is a special use, the following elements of operation shall be considered, in addition to the special use standards:

A. The noise abatement plan, including any plans for outdoor entertainment.

Teatro ECAS will offer live theatrical performances as well as multicultural dance and musical performance inside the building. The site also includes an enclosed outdoor area that may be used for performances in the future. Our cultural offerings feature minimal sound amplification and do not extend late into the evening. Therefore, they do not generate noise levels that could disturb the neighborhood in any way. Furthermore, the site is surrounded by industrial and commercial properties that are, with the exception of a gas station next door, closed during evening hours when most of our programming would take place.

B. The security plan.

Teatro ECAS will implement a security plan that is in line with best practices for similarly sized live theatrical and venues to ensure the safety of staff, performers, and patrons. This will include publishing our security policies and training staff.

C. The size of the establishment and the size, location and configuration of the live entertainment area within the establishment.

The structure measures 39' x 91' and has a total gross square footage of 5,875 SF (*Floors 1&2*). Teatro ECAS will occupy 2,450 square feet of space on the first floor of the building. This space will consist of a black box theater, a lobby area, and restroom(s). The black box will be configurable for seating and performance variations.

D. Maximum occupancy loads.

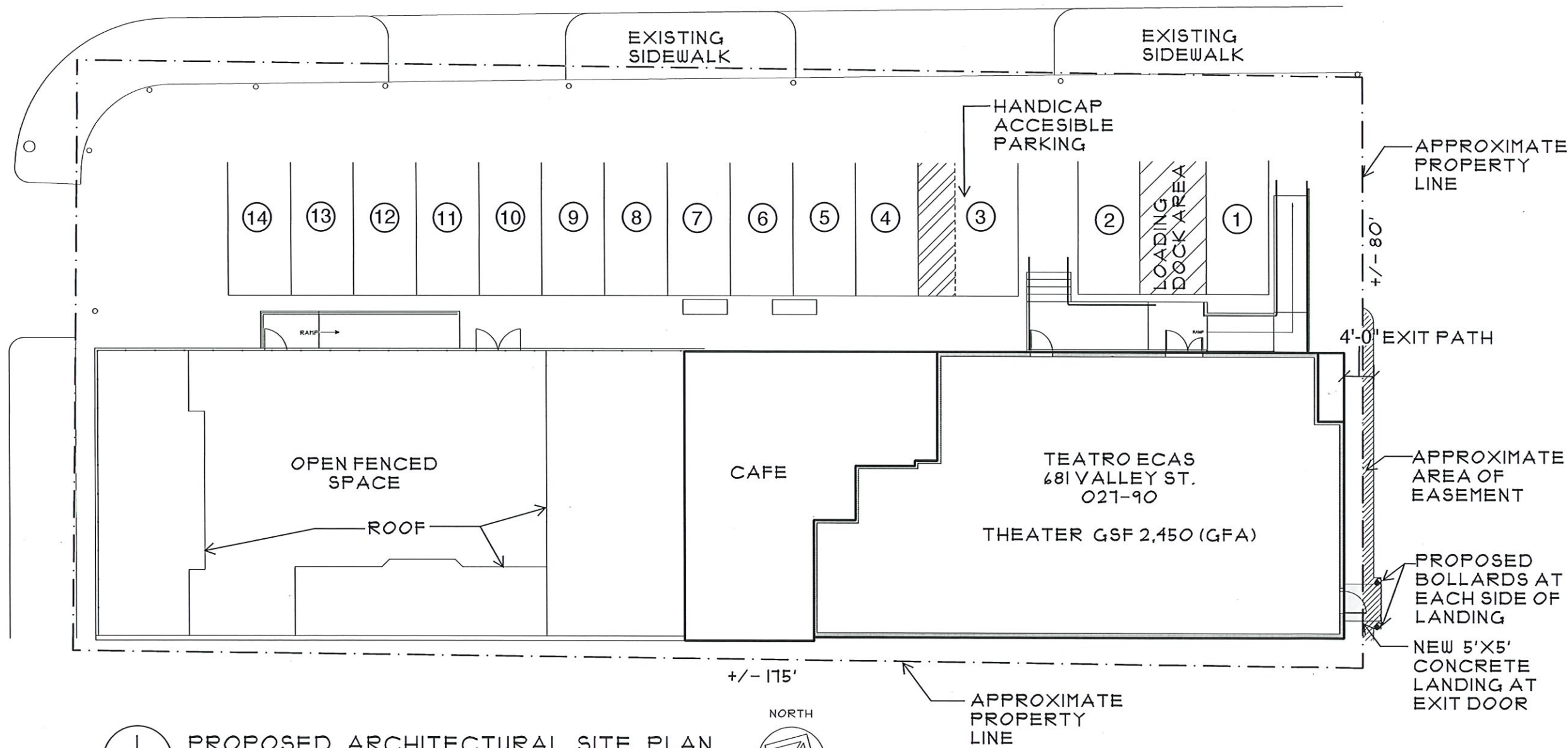
The black box theater will have moveable seating to accommodate different theatrical performances. Seating capacity will be limited to 100 persons.

E. For live entertainment – ancillary use, the days and hours of operation for the establishment's general operations as a standard restaurant or bar, and the anticipated days and hours of operation for the live entertainment component.
Not Applicable.

F. Loading areas.

There will be a loading area located in the front of the building facing Valley Street.

VALLEY ST.

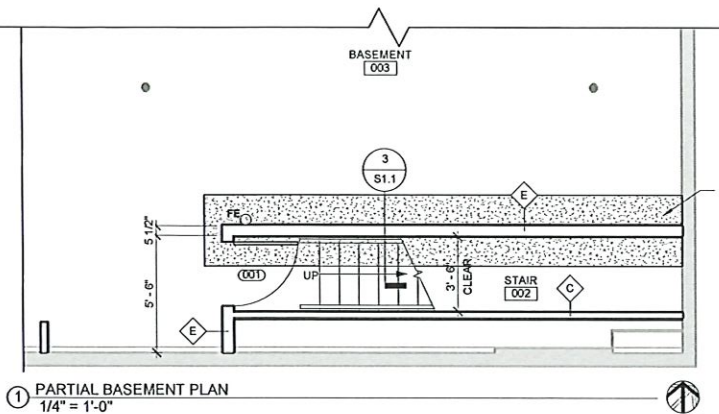


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CI.1 PROPOSED ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0" GSF 2,450



PROVIDENCE ZONING ORDINANCE
TABLE 14-1: OFF STREET VEHICLE AND
BICYCLE PARKING REQUIREMENT:
CULTURAL FACILITY - MIN. REQUIRED
VEHICLE SPACES: 1 PER 500SF OF GFA

SCALE: AS NOTED

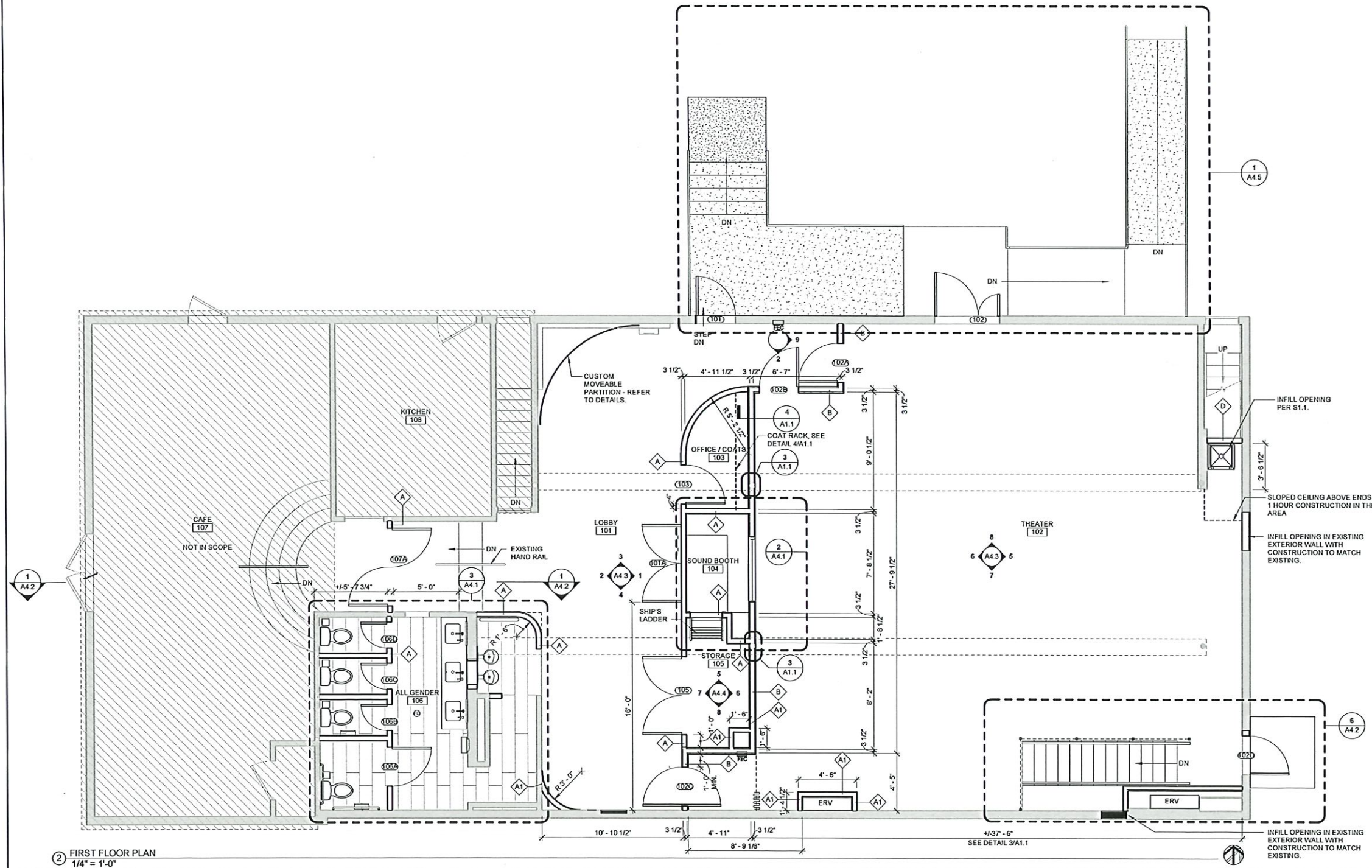


1 PARTIAL BASEMENT PLAN
1/4" = 1'-0"

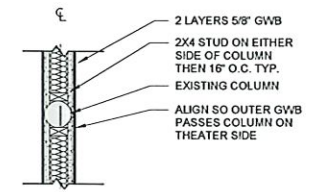
CONSTRUCTION NOTES

1. PATCH AND PAINT ALL WALLS WHERE DEMOLITION HAS OCCURRED.
2. PATCH AND PAINT ALL EXISTING WALL SURFACES TO REMAIN AT FIRST FLOOR.
3. REFER TO MEP/FFA DRAWINGS FOR MORE INFORMATION.
4. THEATER LIGHTING AND THEATER LIGHTING STRUCTURE BY OWNER.

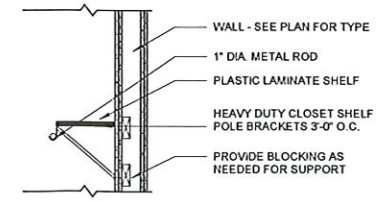
AREA OF NEW CONCRETE SLAB THICKENED FOOTING. SEE S1.1 FOR PLAN AND DETAILS



2 FIRST FLOOR PLAN
1/4" = 1'-0"



3 COLUMN WALL ENCLOSURE DETAIL
3/4" = 1'-0"



4 COAT RACK DETAIL
3/4" = 1'-0"

RENOVATIONS FOR
TEATRO ECAS
679 VALLEY STREET PROVIDENCE, RI 02908

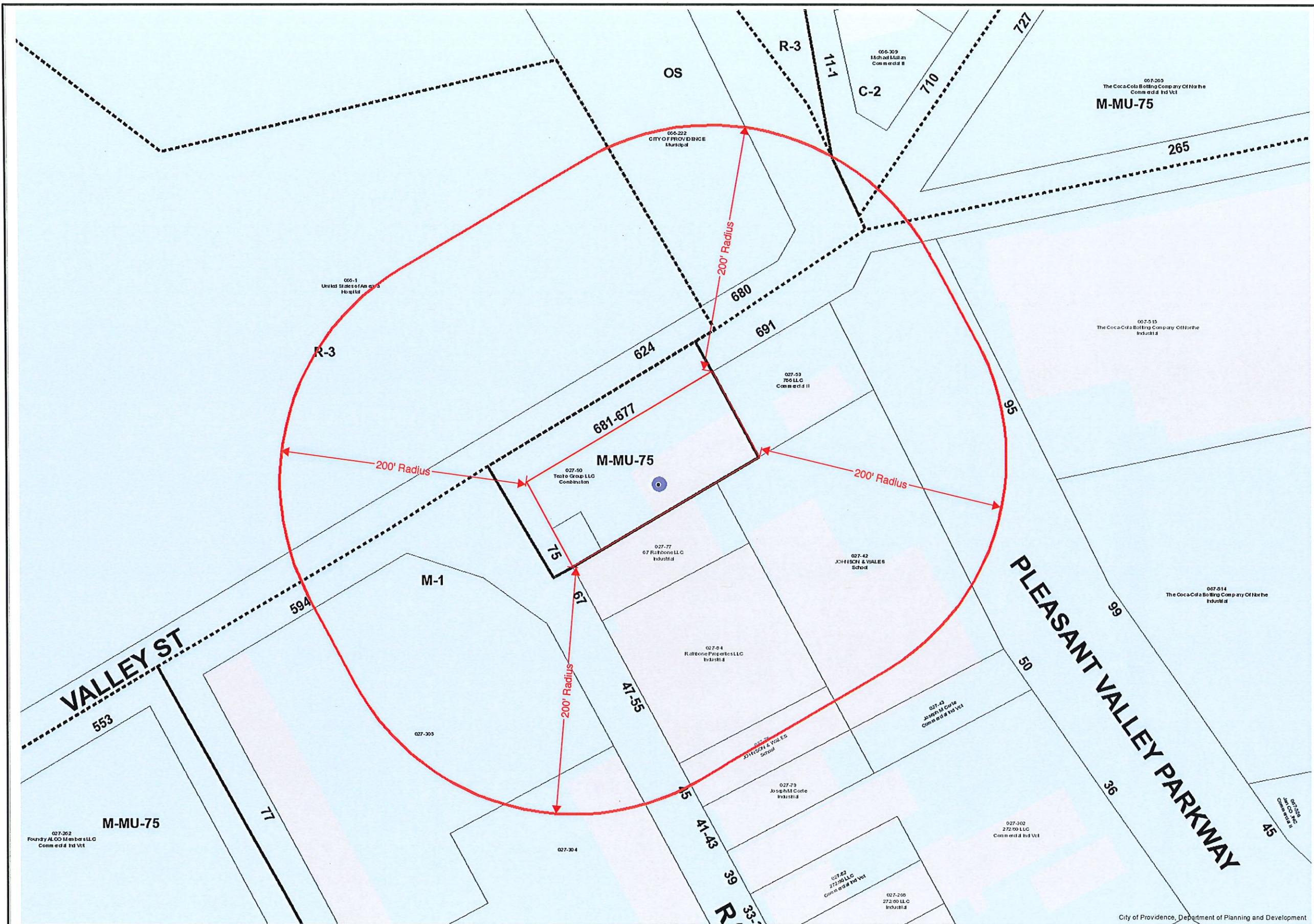
BREWSTER THORNTON GROUP ARCHITECTS LLP

317 Iron Horse Way,
Suite 202
Providence, RI 02908
401.861.1600
brewsterthornton.com

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|-----------------|----------------------|
| JOB NO. 2011 | DATE 08/18/2022 |
| ISSUE: BID SET | |
| NO. | REVISION DESCRIPTION |
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| | |

SHEET TITLE
BASEMENT AND FIRST FLOOR PLANS

SHEET
A1.1



The information depicted on this map is for planning purposes only. It is not intended for legal boundary definition, regulatory jurisdiction, or project site location.

Produced by the Providence Planning and Development GIS Lab
644 Westminster Street, Providence, RI 02903

Date: 10/21/22
Data Source: Providence Geographic Information System
Date: 10/21/22



200' RADIUS PLAN
 681 Valley Street
 Providence, RI 02908
 A.P. 027 - Lots 681-677

SCALE: 1" = 50' DATE: 10/21/22



PROVIDENCE, RHODE ISLAND
PROVIDENCE THE CREATIVE CAPITAL
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 JORGE O. ELORZA, MAYOR | BONNIE NICKERSON A/C, DIRECTOR







