**AGENDA ITEM 1 - 209-217 ANGELL STREET**

**OVERVIEW**

<table>
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<th>OWNER/APPLICANT:</th>
<th>PROJECT DESCRIPTION:</th>
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| Smart Princeton Hotel Group, Applicant  
217 Angell Investments LLC, Owner | The applicant is petitioning the City Council to rezone 209 Angell, 211 Angell and 217 Angell (AP 13, Lots 55, 53 and 52) from R-P to C-2. |

<table>
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<th>CASE NO./ PROJECT TYPE:</th>
<th>RECOMMENDATION:</th>
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| CPC Referral 3473  
Rezoning from R-P to C-2 | Recommend approval of change to C-2; remove I-3E overlay. |

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<th>PROJECT LOCATION:</th>
<th>PROJECT PLANNER:</th>
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| 209-217 Angell Street  
AP 13, Lots 55, 53, 52  
R-P zone with I-3E overlay, proposed change to C-2 | Choyon Manjrekar |
Discussion

The applicant is petitioning the City Council to rezone 209 Angell, 211 Angell and 217 Angell (AP 13 Lots 55, 53 and 52) from R-P to C-2 to allow for construction of a hotel. The lots are currently under the I-3E overlay which allows higher educational institutional uses by right. The lots are currently occupied by three buildings that are proposed for demolition, with the zone change requested to allow the hotel use to operate by right.

The subject property is located within a densely developed area of College Hill that has a variety of uses in proximity. Brook Street, which runs from north to south has a variety of uses of differing intensities located in proximity to the site. The C-2 zone lies to the west of the development and is proposed to be expanded to include the subject lots.

The lot to the south of the development is zoned C-1 and occupied by a bank, with Brown University and the I-2 institutional zone further south. The lot to the north across Angell Street is zoned R-3 but occupied by the Wheeler School, an intensely developed primary and secondary school. Land owned by Brown University in the institutional zone is further north. The area immediately east of the subject lots is used as a religious center. With the diversity of uses present within the vicinity of the property, rezoning the subject lots to C-2 to permit construction of a hotel is not expected to have a negative effect on neighborhood character or surrounding property as the proposed development would be compatible with the surrounding uses.

Per the Future Land Use Map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—the parcels proposed for rezoning are at the confluence of the Neighborhood Commercial/Mixed Use, Medium Density Residential, and Institutional land use designations. The map indicates that this area is intended to be one where commercial, residential and institutional uses are located in proximity to each other. The uses around the site are primarily commercial, high-density residential, or institutional. Therefore, the rezoning would be consistent with the intent of the comprehensive plan’s Future Land Use Map. The rezoning would be in conformance with objective BE-3 of the comprehensive plan which encourages compact, mixed-use urban development. Rezoning to C-2, which would allow for new jobs and development would be in character with Objective BJ-1 of the plan which encourages business retention and expansion.

The Thayer Street Planning Study, released in January of 2014, discusses the development of a hotel in the vicinity of the Thayer St. commercial district. Recognizing that there are no hotel options nearby, it states that a hotel would be a desirable use for the area because it brings in non-students, and supports more diverse commercial activity. Goal 1 of the plan states that as “non-retail uses bring in a diverse customer base,” the City should “restore Thayer Street as a diverse district that attracts and retains new residents, visitors and businesses.” (p. 55) One of the actions listed is to “rezone specific areas of the District to promote more diversity, including multifamily housing, neighborhood-serving commercial, professional office and hotel uses that respect the height and character of the existing neighborhood and historic buildings.” (p.57)

Based on the foregoing discussion, it is the DPD’s opinion that rezoning the lots would be appropriate given the character of the surroundings and the proposed use. It is the DPDs opinion that the rezoning is not expected to negatively affect health, safety and welfare and is consistent with applicable purposes of zoning in Section 101 of the Zoning Ordinance. These include providing for a range of uses and intensities if use appropriate to the character of the City and promoting a high level of quality in design in the development of private and public facilities.

The lots currently are within the I-3E overlay zone, which permits higher educational uses by right. If the property is rezoned to accommodate a hotel, the I-3E overlay should be removed from the property.

Recommendation

Based on the foregoing discussion, the DPD recommends that the CPC should advise the City Council to approve the proposed zone change to C-2 and that the I-3E overlay be removed from the lots.
October 1, 2019

VIA HAND DELIVERY

City of Providence  
City Clerk’s Department  
Providence City Hall  
25 Dorrance Street, Room 311  
Providence, Rhode Island 02903  
Attention: Shawn Selleck

Re: SMART Princeton Hotel Group, LLC ("Applicant")  
209-217 Angell Street  
Assessor’s Plat 13, Lots 55, 53, 52 ("Property")  
Zoning Change Petition

Dear Mr. Selleck:

With respect to the above referenced matter, please find enclosed the following:

(1) One (1) copy of the Petition to the City Council for a Zoning Change;

(2) Two (2) copies of a list containing the names and addresses of the 200’ Property abutters;

(3) Two (2) sets of the 200’ Property abutters mailing labels; and

(4) One (1) copy of the 200’ radius map.

Also enclosed is a check made payable to the City of Providence – City Clerk’s Department for $150.00 for a filing fee. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

CHRISTINE M. DIBIASE  
cdibiase@apslaw.com

Enclosures:

cc: Robert I. Stolzman, Esquire (via e-mail)  
Edward Small (via e-mail)  
Edward Bishop (via e-mail)  
Eric Zueno (via e-mail)
No. 75149

Date: September 30, 2019

$ 333.00

Authorized Signature: [Signature]

Adler Pollock & Sheehan P.C.

Pay: One hundred fifty and 00/100

Payee: City of Providence City Clerks Department

Memo: Smart Hotels / 209-217 Angell Street - Filing Fee / Zone Change Petition

Check #: 75149

Check Date: Sep 30, 2019

Payment Amount: $150.00

Citizens Bank

57-12/15
PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

SMART Princeton Hotel Group LLC, as Petitioner, and 217 Angell Investments LLC, as owner of the properties found on the City Tax Assessor Map at Plat 13, Lots 52, 53, 55, hereby petition the City Council to change the Official Zoning Map of the City of Providence by changing the base zoning district designation for the properties located at 209-217, Angell Street, Providence, Rhode Island 02906, also referred to on the City Tax Assessor Map as Plat 13, Lots 52, 53, 55, from R-P to C-2.
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_  

Respectfully Submitted:  

Owners:  
217 Angell Investments LLC  
By:  
Name: Edward F. Bishop  
Title: Member  

Petitioner:  
SMART Princeton Hotel Group, LLC  
By:  
Name: Edward Small  
Title: President
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David Baskins  
50 Castle Dr  
Sharon, MA 02067

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Walpole, MA 02081

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PROVIDENCE, RI 02906-2120

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200 Hope Street  
Providence, RI 2906

CHRISTOPHER P. TOMPKINS  
Catherine Tompkins  
198 HOPE ST  
PROVIDENCE, RI 02906-2106

RIG Properties Inc  
P.O. Box 603415 RD  
PROVIDENCE, RI 02906

124 Waterman LLC  
c/o BLPM  
1600 Boston-Providence Hwy, Suite 220  
Walpole, MA 02081

Farview Inc  
P.O. Box 1941  
PROVIDENCE, RI 02912-1941

Brown University  
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Providence, RI 02903

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CRANSTON, RI 02920-3936

190 Angell LLC  
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Keith Bernstein & Olga Bernstein  
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Providence, RI 2906

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Fall River, MA 02720

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c/o Cushman & Wakefield  
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1 PROSPECT ST  
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