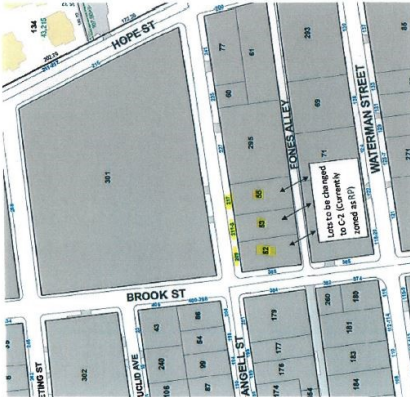


# Providence City Plan Commission

June 16, 2020



## AGENDA ITEM 1 - 209-217 ANGELL STREET



Lots to be rezoned



Aerial view of the site

### OVERVIEW

<b>OWNER/APPLICANT:</b> Smart Princeton Hotel Group, Applicant 217 Angell Investments LLC, Owner	<b>PROJECT DESCRIPTION:</b> 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.
<b>CASE NO./PROJECT TYPE:</b> CPC Referral 3473 Rezoning from R-P to C-2	
<b>PROJECT LOCATION:</b> 209-217 Angell Street AP 13, Lots 55, 53, 52 R-P zone with I-3E overlay, proposed change to C-2	<b>RECOMMENDATION:</b> Recommend approval of change to C-2; remove I-3E overlay.
<b>NEIGHBORHOOD:</b> College Hill	<b>PROJECT PLANNER:</b> 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.

ADLER POLLOCK & SHEEHAN P.C.

One Citizens Plaza, 8th floor  
Providence, RI 02903-1345  
Telephone 401-274-7200  
Fax 401-751-0604 / 351-4607

175 Federal Street  
Boston, MA 02110-2210  
Telephone 617-482-0600  
Fax 617-482-0604

[www.apslaw.com](http://www.apslaw.com)

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](mailto:cdibiase@apslaw.com)

Enclosures:

cc: Robert I. Stolzman, Esquire (via e-mail)  
Edward Small (via e-mail)  
Edward Bishop (via e-mail)  
Eric Zuena (via e-mail)

No. 75149

Citizens Bank

Date: September 30, 2019

57-12/115

**Adler Pollock & Sheehan P.C.**  
One Citizens Plaza, 8th Floor  
Providence, Rhode Island 02903-1345

\$ \*\*\*150.00\*\*\*

Pay: One hundred fifty and 00/100\*\*\*\*\*

Adler Pollock & Sheehan P.C.

*Richard T. Dwyer*

Authorized Signatures

TO THE  
ORDER OF: City of Providence City Clerks Department

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

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK - TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

⑈075149⑈ ⑆01500120⑆ 1635 621 7⑈

Check #: 75149  
Check Date: Sep 30, 2019

Payee: City of Providence City Clerks Department  
Vendor ID: 9951

Invoice Num	Invoice Date	Reference	Invoice Amount	Amount Paid	Discount Taken	Payment Amt
402377/003-9/30/2019p 30, 2019		Filing Fee	\$150.00	\$150.00	\$0.00	\$150.00
Totals:			\$150.00	\$150.00	\$0.00	\$150.00

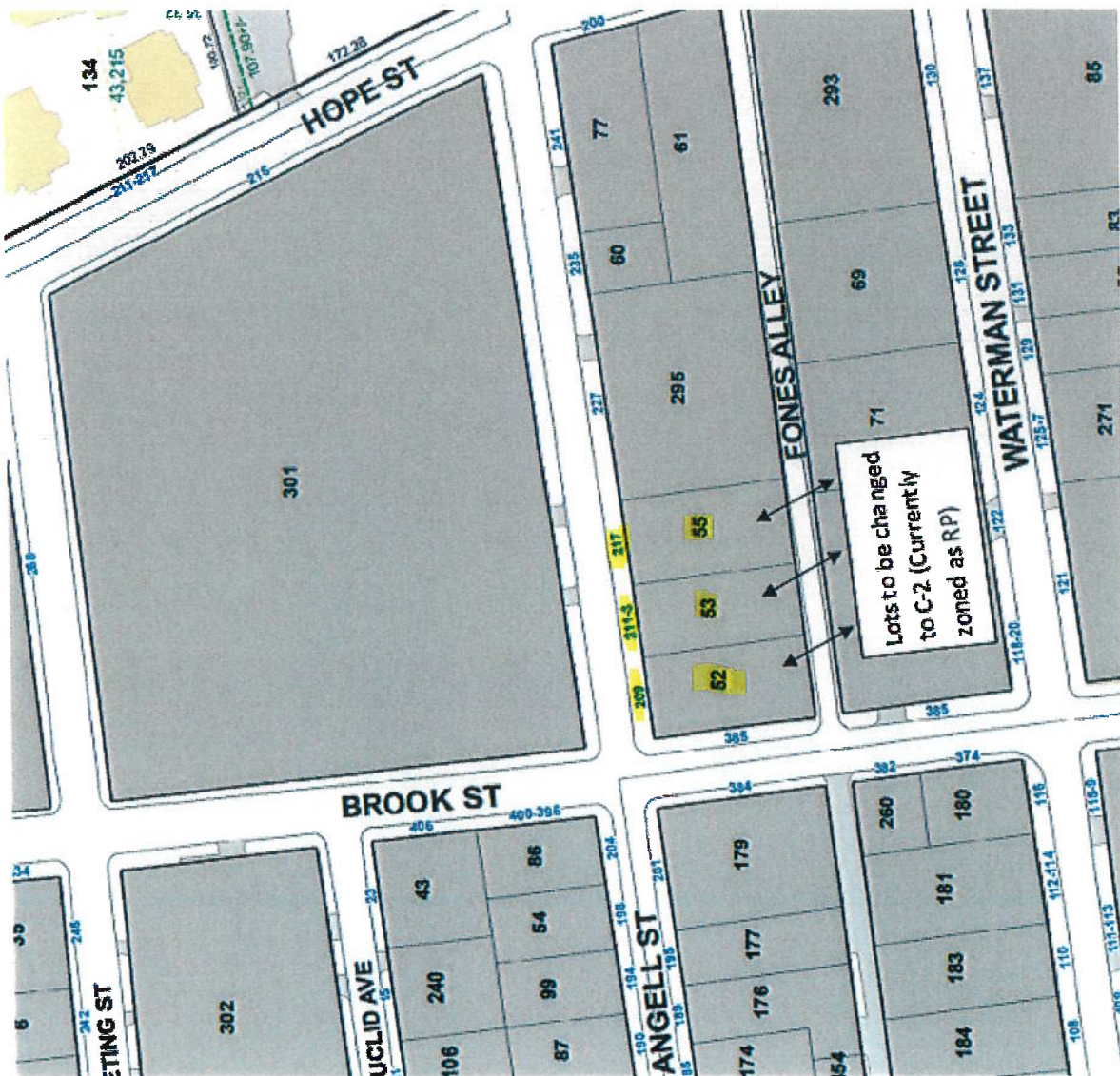
**CITY OF PROVIDENCE**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

**PETITION TO THE CITY COUNCIL**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body*

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:

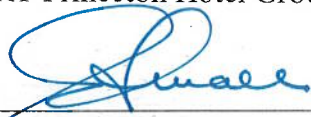
Owners:

217 Angell Investments LLC

By: Edward F. Bishop  
Name:  
Title: *Member*

Petitioner:

SMART Princeton Hotel Group, LLC

By:   
Name: Edward Small  
Title: President

Plat	Lot	Property Address	Owner_1	Street	City	State	Zip
13	43	406 Brook St	David Baskins	50 Castle Dr	Sharon	MA	02067
13	52	209 Angell St	217 Angell Investments LLC	217 ANGELL St	PROVIDENCE	RI	02906-2120
13	53	211 Angell St	217 Angell Investments LLC	217 ANGELL St	PROVIDENCE	RI	02906-2120
13	54	198 Angell St	Angell Street LLC	1600 Boston-Providence Hwy	Walpole	MA	02081
13	55	217 Angell St	217 Angell Investments LLC	217 ANGELL St	PROVIDENCE	RI	02906-2120
13	60	235 Angell St	College Hill Properties LLC	200 Hope Street	PROVIDENCE	RI	2906
13	61	198 Hope St	CHRISTOPHER P. TOMPKINS	198 HOPE ST	PROVIDENCE	RI	02906-2106
13	69	126 Waterman St	RIG Properties Inc	P.O. Box 603415 RD	PROVIDENCE	RI	02906
13	71	124 Waterman St	124 Waterman LLC	1600 Boston-Providence Hwy, Suti	Walpole	MA	02081
13	75	118 Waterman St	Fanview Inc	P.O. Box 1941	PROVIDENCE	RI	02912-1941
13	76	361 Brook St	Brown University	One Davol Square, Unit 100	PROVIDENCE	RI	02903
13	77	200 Hope St	College Hill Properties LLC	P.O. Box 488	Sharon	MA	02067
13	81	129 Waterman St	Brown University	1 Prospect Street	PROVIDENCE	RI	02906
13	86	204 Angell St	Brown University	120 CHURCH HILL Dr	CRANSTON	RI	02920-3936
13	87	190 Angell St	Mitrellis Family Limited Partnership	1600 Boston-Providence Hwy, Suti	Walpole	MA	02081
13	99	194 Angell St	Keith Bernstein	194 Angell Street	PROVIDENCE	RI	02720
12	176	189 Angell St	Walter Bronthard	972 Highland Ave	Fall River	MA	02903
12	177	195 Angell St	Brown University	One Davol Square, Unit 100	PROVIDENCE	RI	02906
12	179	201 Angell St	College View LLC	203 Angell St	PROVIDENCE	RI	60808
12	180	116 Waterman St	Nasco Properties Inc	1100 Cernak Rd	Chicago	IL	02903
12	181	112 Waterman St	112 Waterman Street LLC	c/o 76 Dorrance Street	PROVIDENCE	RI	02720-3819
12	183	110 Waterman St	WALTER BRONHARD	972 HIGHLAND AVE	FALL RIVER	MA	02067
13	240	15 Euclid	DAVID BASKIN	50 Castle Dr	Sharon	MA	02067
12	260	382 Brook St	382 Associates LP	1150 Reservoir Ave	Cranston	RI	02920
13	271	125 Waterman St	Brown University	One Davol Square, Unit 100	PROVIDENCE	RI	02903
12	271	115 Waterman St	Brown University	1 PROSPECT ST	PROVIDENCE	RI	02904-5214
13	293	134 Waterman St	Walter Bronthard	972 Highland Ave	Fall River	MA	02720
13	295	227 Angell St	Vandata Society of Providence	227 ANGELL ST	PROVIDENCE	RI	02906-2112
13	301	216 Hope St	WHEELER SCHOOL	216 Hope Street	PROVIDENCE	RI	02906

Catherine Tompkins

c/o BLPM

02906 Olga Bernstein

c/o Cushman & Wakefield

David Baskins  
50 Castle Dr  
Sharon, MA 02067

217 Angell Investments LLC  
217 ANGELL St  
PROVIDENCE, RI 02906-2120

217 Angell Investments LLC  
217 ANGELL St  
PROVIDENCE, RI 02906-2120

Angell Street LLC  
1600 Boston-Providence Hwy  
Walpole, MA 02081

217 Angell Investments LLC  
217 ANGELL St  
PROVIDENCE, RI 02906-2120

College Hill Properties LLC  
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  
One Davol Square, Unit 100  
Providence, RI 02903

College Hill Properties LLC  
P.O. Box 488  
Sharon, MA 02067

Brown University  
1 Prospect Street  
Providence, RI 02906

Mitrelis Family Limited Partnership  
120 CHURCH HILL Dr  
CRANSTON, RI 02920-3936

190 Angell LLC  
1600 Boston-Providence Hwy, Suite  
220  
Walpole, MA 02081

Keith Bernstein & Olga Bernstein  
194 Angell Street  
Providence, RI 2906

Walter Bronhard  
972 Highland Ave  
Fall River, MA 02720

Brown University  
c/o Cushman & Wakefield  
One Davol Square, Unit 100  
Providence, RI 02903

College View LLC  
203 Angell St  
Providence, RI 02906

Nasco Properties Inc  
1100 Cermak Rd  
Chicago, IL 60608

112 Waterman Street LLC  
c/o 76 Dorrance Street  
Providence, RI 02903

WALTER BRONHARD  
972 HIGHLAND AVE  
FALL RIVER, MA 02720-3819

DAVID BASKIN  
50 Castle Dr  
Sharon, MA 02067

382 Associates LP  
1150 Reservoir Ave  
Cranston, RI 02920

Brown University  
c/o Cushman & Wakefield  
One Davol Square, Unit 100  
Providence, RI 02903

Brown University  
1 PROSPECT ST  
PROVIDENCE, RI 02904-5214

Walter Bronhard  
972 Highland Ave  
Fall River, MA 02720

Vendata Society of Providence  
227 ANGELL ST  
PROVIDENCE, RI 02906-2112

WHEELER SCHOOL  
216 Hope Street  
PROVIDENCE, RI 02906

