

Providence City Plan Commission

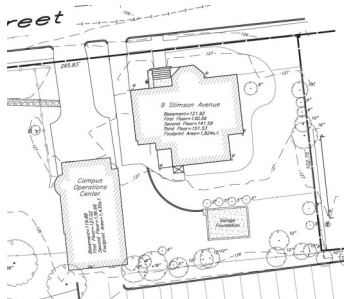
November 17, 2020



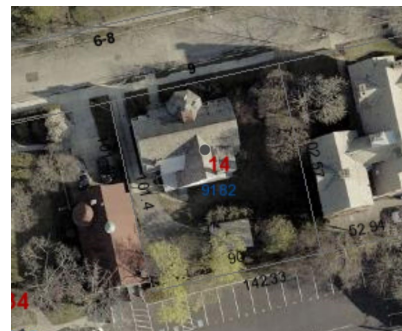
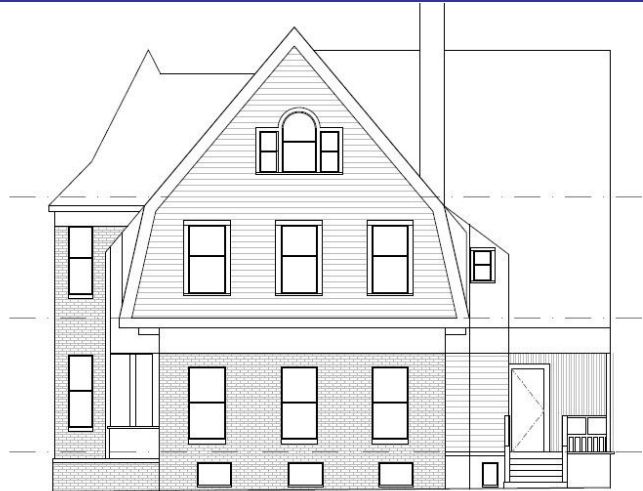
AGENDA ITEM 4 ■ WHEELER SCHOOL MASTER PLAN



Elevations of building



Site plan of 9 Stimson Ave



Aerial view of site

OVERVIEW

OWNER/APPLICANT: Wheeler School

PROJECT DESCRIPTION: The applicant is presenting an amendment to their campus master plan to include the acquisition of a building at 9 Stimson Ave.

CASE NO./PROJECT TYPE: 2020-21 DPR
Development Plan Review

PROJECT LOCATION: 9 Stimson Ave

RECOMMENDATION: Approval of the development plan amendment

NEIGHBORHOOD: College Hill

PROJECT PLANNER: Choyon Manjrekar

PROJECT OVERVIEW

The applicant is seeking to amend their campus master plan to include the acquisition of a building located at 9 Stimson Ave, which is adjacent to their campus and will be used for school operations. A complete amendment of changes to the campus is forthcoming.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUESUse

The subject property is zoned R-1 under a historic district overlay, where primary and secondary school activity is a permitted use subject to development plan review. Per the applicant, the purpose of acquiring the building is to provide additional office and storage space, which is projected to be needed with expansion of the main campus. No classroom space in the building or an overall increase in the student body is expected as a result of the acquisition. Currently, the building is only being used for storage.

Dimensions

The existing building conforms to the dimensional requirements of the zoning ordinance and no changes are proposed. Any changes will be subject to review by the Historic District Commission (HDC).

FINDINGS

Based on the foregoing discussion, it is the DPD's opinion that the applicant has satisfactorily demonstrated compliance with the requirements for campus master plans outlined in Section 1202-M of the zoning ordinance pertaining to Development Plan Review for Primary or Secondary Educational Facilities.

RECOMMENDATION

Based on the foregoing discussion, the CPC should approve the amendment, finding it to be in conformance with the zoning ordinance.



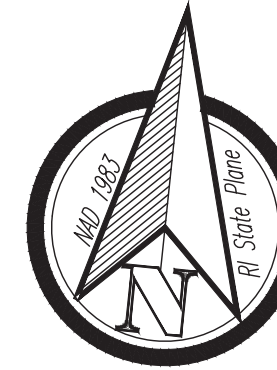
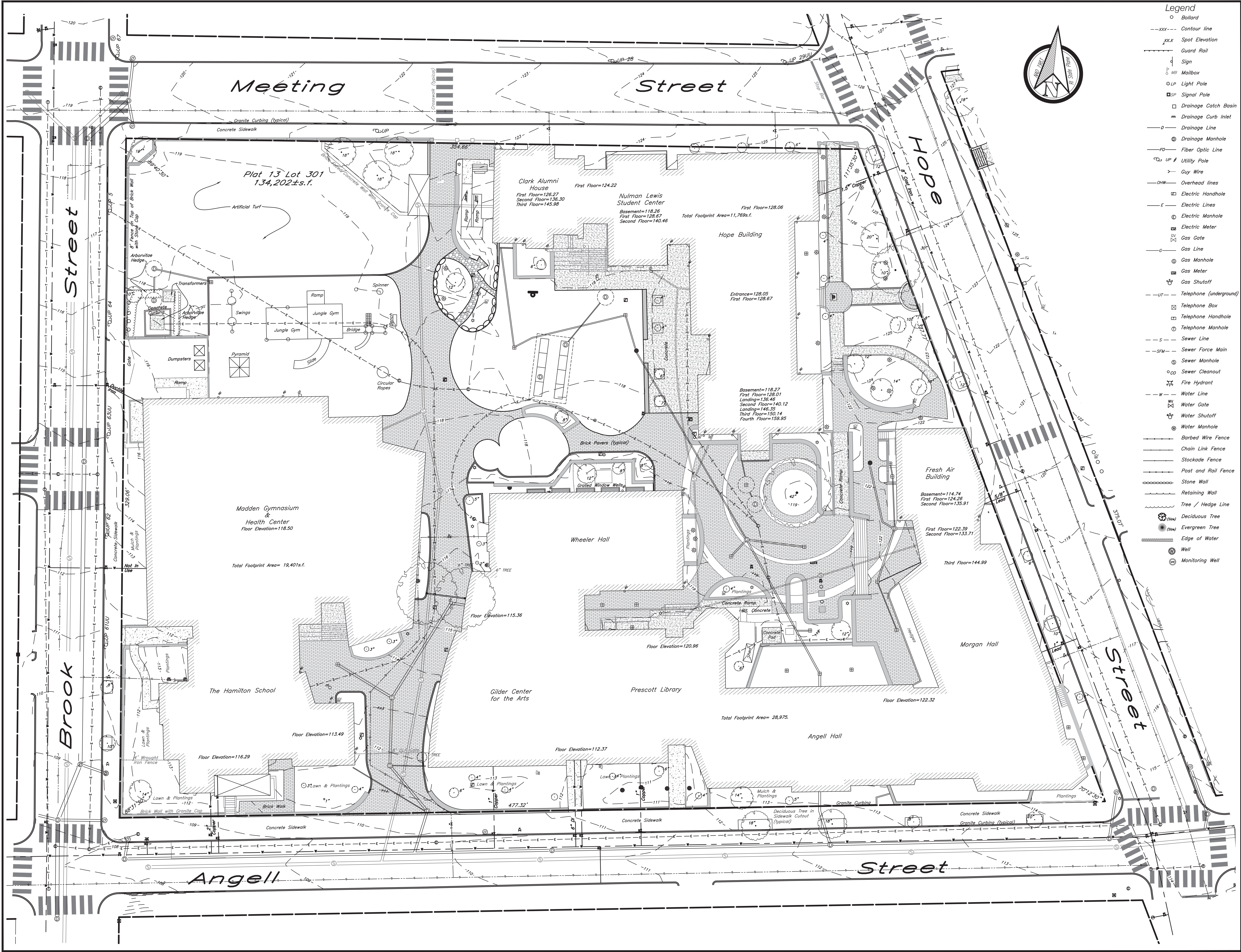
THE WHEELER SCHOOL - 9 STIMSON AVENUE DEVELOPMENT PLAN REVIEW APPLICATION

ISSUE: OCTOBER 27, 2020

OWNER	MASTER PLANNER	SUVRVEYOR	BUILDING EXISTING CONDITIONS
The Wheeler School 216 Hope Street Providence, RI 02906 P. 401.421.8100 www.wheelerschool.org	Perkins&Will 225 Franklin Street Boston, MA 02110 P. 617.478.0300 www.perkinswill.com	Crossman Engineering Inc. 151 Centerville Road Warwick, RI 02886 P. 401.738.5660 www.crossmaneng.com	Ed Wojcik Architect, Ltd. 1 Richmond Square Providence, RI 02906 P. 401.961.7139 www.edwojcikarchitect.com

DRAWING LIST

	COVER SHEET	A2	EXISTING FIRST FLOOR PLAN
2017-1	EXISTING CONDITIONS SURVEY, WEST CAMPUS	A3	EXISTING SECOND FLOOR PLAN
2017-2	EXISTING CONDITIONS SURVEY, EAST CAMPUS	A4	EXISTING THIRD FLOOR PLAN
A0	EXISTING SITE PLAN	A5	EXTERIOR ELEVATIONS
A1	EXISTING BASEMENT PLAN	A6	EXTERIOR ELEVATIONS



- Legend**
- Bollard
 - XXX--- Contour line
 - xx.X Spot Elevation
 - Guard Rail
 - Sign
 - MB Mailbox
 - LP Light Pole
 - SP Signal Pole
 - Drainage Catch Basin
 - Drainage Curb Inlet
 - Drainage Line
 - Drainage Manhole
 - Fiber Optic Line
 - Utility Pole
 - Guy Wire
 - Overhead lines
 - Electric Handhole
 - Electric Lines
 - Electric Manhole
 - Electric Meter
 - Gas Gate
 - Gas Line
 - Gas Manhole
 - Gas Meter
 - Gas Shutoff
 - Telephone (underground)
 - Telephone Box
 - Telephone Handhole
 - Telephone Manhole
 - Sewer Line
 - Sewer Force Main
 - Sewer Manhole
 - Sewer Cleanout
 - Fire Hydrant
 - Water Line
 - Water Gate
 - Water Shutoff
 - Water Manhole
 - Barbed Wire Fence
 - Chain Link Fence
 - Stockade Fence
 - Post and Rail Fence
 - Stone Wall
 - Retaining Wall
 - Tree / Hedge Line
 - Deciduous Tree
 - Evergreen Tree
 - Edge of Water
 - Well
 - Monitoring Well

Crossman Engineering
Rhode Island
151 Centerville Road
Warwick, RI 02886
Phone (401) 738-5660

Massachusetts
103 Commonwealth Avenue
North Attleboro, MA 02763
Phone (508) 695-1700

Email: cel@crossmaneng.com

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EXISTING CONDITIONS PLAN

The Wheeler School
216 Hope Street
Providence, RI 02906

Notes:

- OWNERS AND ABUTTERS INFORMATION TAKEN FROM THE CITY OF PROVIDENCE TAX ASSESSOR'S RECORDS IN FEBRUARY OF 2020. THIS INFORMATION IS NOT INTENDED TO BE A CERTIFICATION OF OWNERS OR ABUTTERS FOR THE PROPERTIES SHOWN.
- SEE DEED BOOK 6983 PAGE 305 AND DEED BOOK 9119 PAGE 232 FOR GRANT OF EASEMENT TO THE NARRAGANSETT ELECTRIC COMPANY.
- THE LOCUS PROPERTY FALLS IN THE "AREA OF MINIMAL FLOOD HAZARD (ZONE X)" AS SHOWN ON THE "NATIONAL FLOOD HAZARD FIRM PANEL #44007C0309K EFFECTIVE DATE 10-2-2015"
- PLAT 13 LOT 301 IS ZONED RESIDENCE 3
- PLAT 11 LOTS 6, 14 AND 134 ARE ZONED RESIDENCE 1
- PLAT 11 LOT 14 IN ITS ENTIRETY AND A PORTION OF LOT 134 ARE ALSO LOCATED IN THE HISTORIC OVERLAY DISTRICT.
- UTILITY NOTE: ANY UTILITIES SHOWN HEREON ARE PLOTTED FROM FIELD LOCATION OF VISIBLE ABOVE GROUND STRUCTURES. ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON MUST BE VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION OR CONSTRUCTION ON THIS SITE. THE CONTRACTOR OR USERS OF THIS PLAN SHOULD CONTACT DIGSAFE PRIOR TO ANY WORK. CROSSMAN ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.

Certification
This survey has been conducted and the plan has been prepared pursuant to 4.35-RICR-02-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015 as follows:

Not a Boundary Survey
Data accumulation survey
Measurement Specification III

The purpose for the conduct of the survey and for the preparation of this plan is to provide as-built information on the buildings, roadways and infrastructure in the complex.

By: 5/1/2020
Ronald N. Tubman, PLS # 1939
Certificate of Authorization # A257

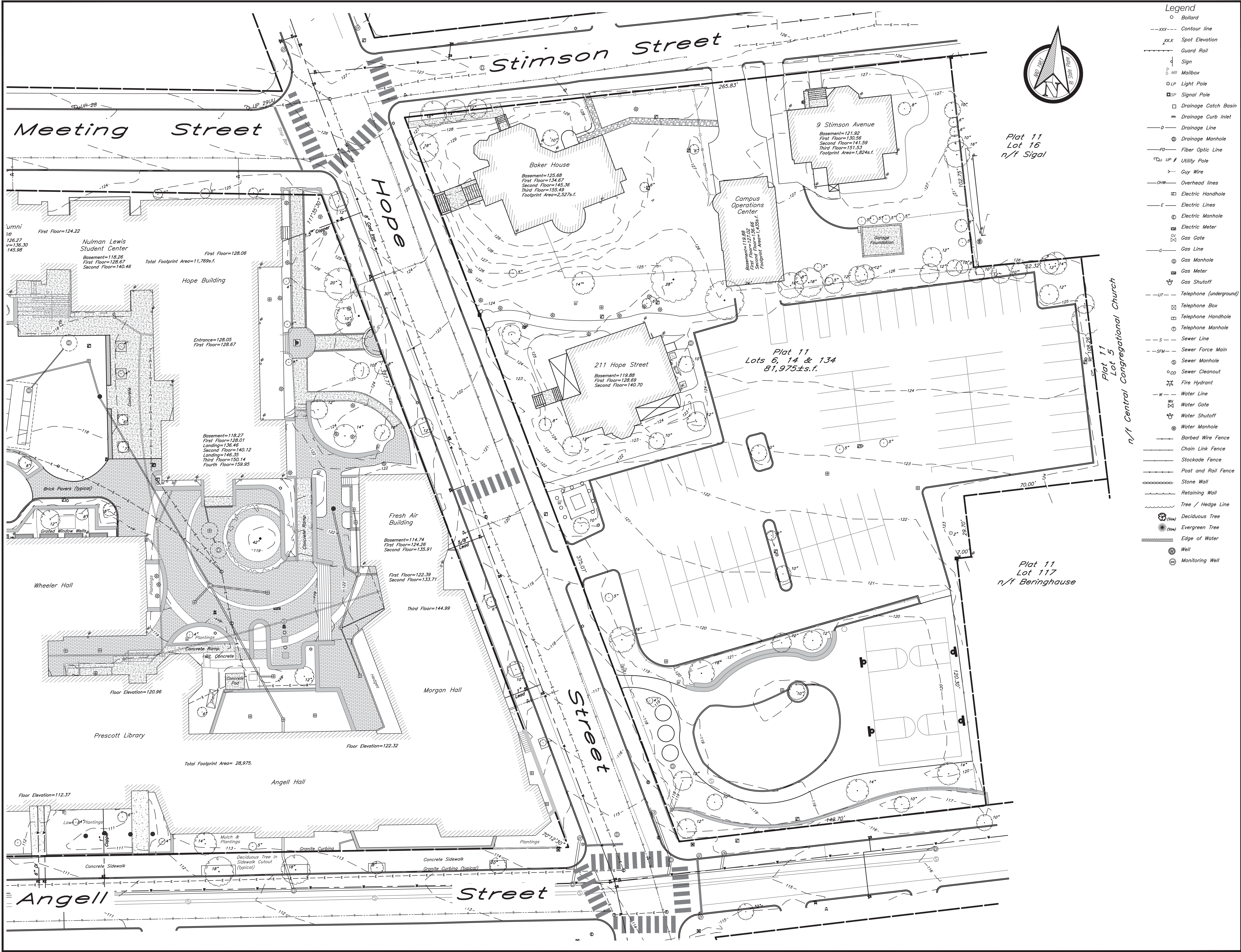
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FILE NAME:	2017 WORKING 20200501		

REVISIONS		
NUMBER	REMARKS	DATE
1	Per PerkinsWill	5/1/2020

DRAWING NUMBER

2017

SHEET: 1 OF 2



- Legend**
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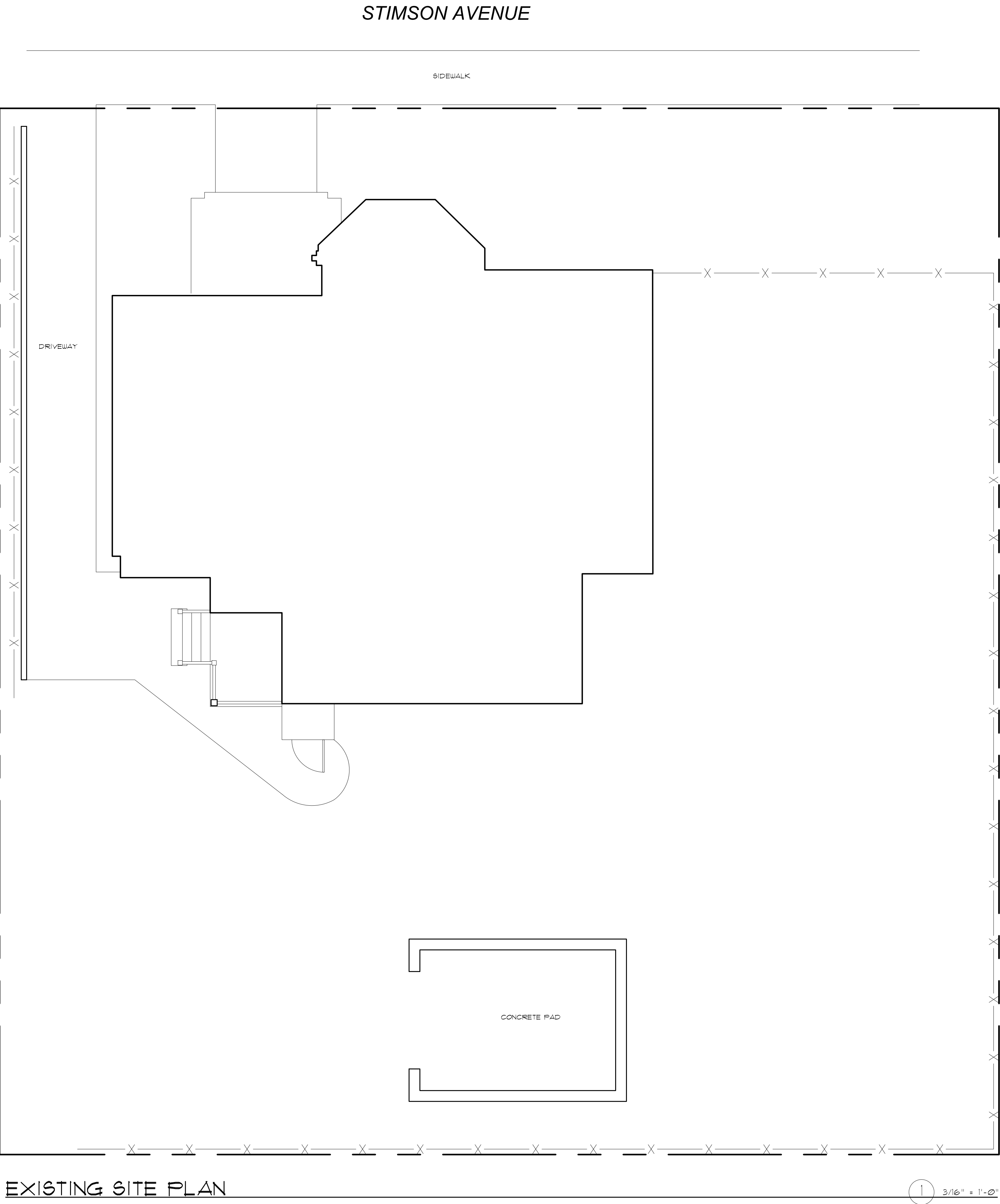
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REVISIONS		
NUMBER	REMARKS	DATE
1	Per PerkinsWill	5/1/2020

DRAWING NUMBER

2017

SHEET: 2 OF 2



PRELIMINARY - NOT FOR CONSTRUCTION

Existing Conditions for:
9 Stimson Avenue

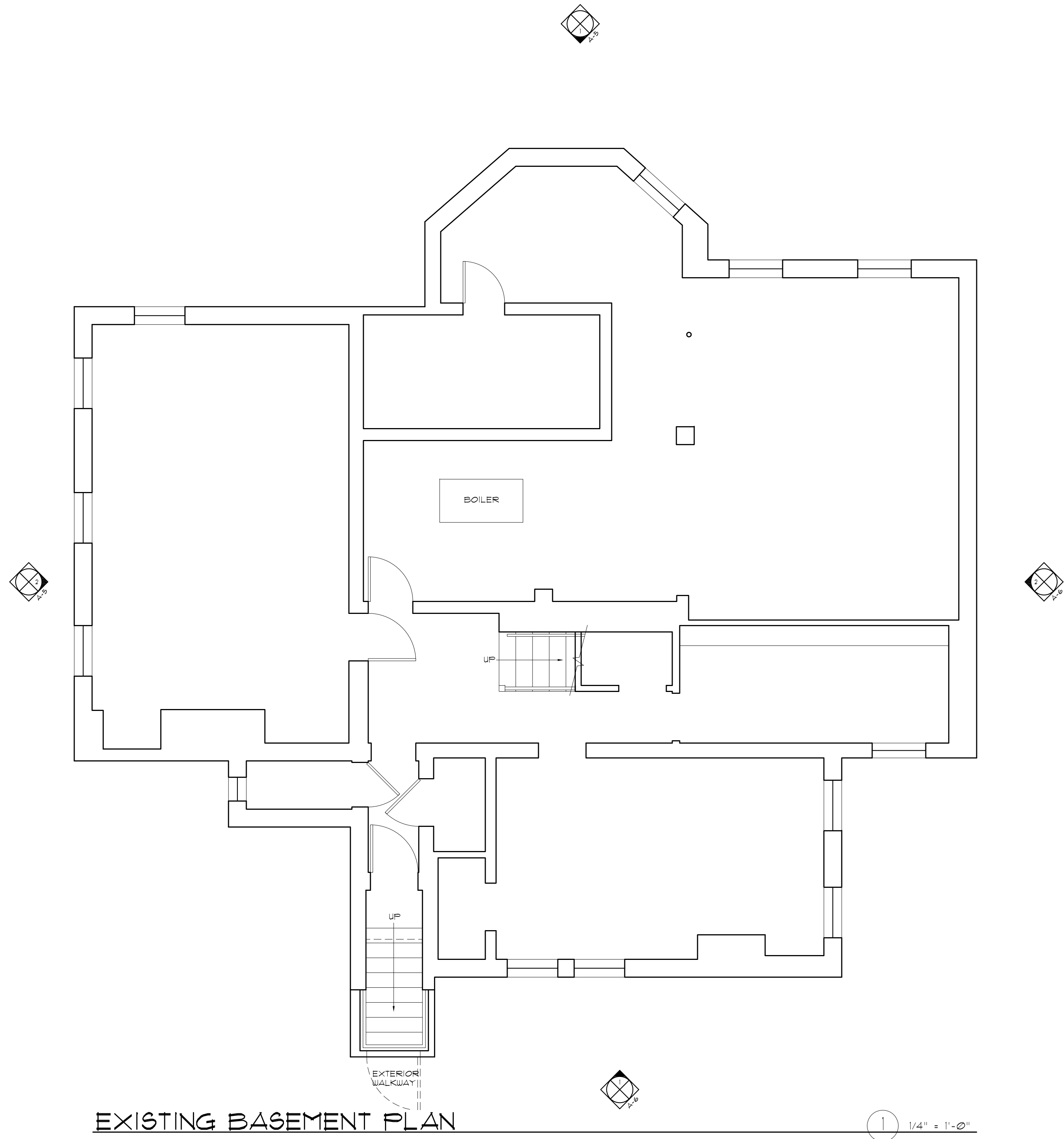
SHEET CONTENTS:
Existing Site Plan

PROJECT # XXXXX

DATE: 11/16/2018
REVISED DATE:

A-0

Ed Wojcik
architect, ltd
One Richmond Square
Providence, RI 02906
401 · 861 · 7139
Fax: 401 · 861 · 7165



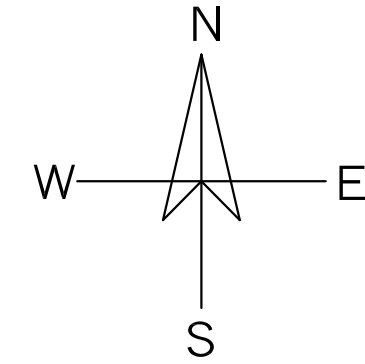
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PROJECT # XXXXX
DATE: 11/16/2018
REVISED DATE:

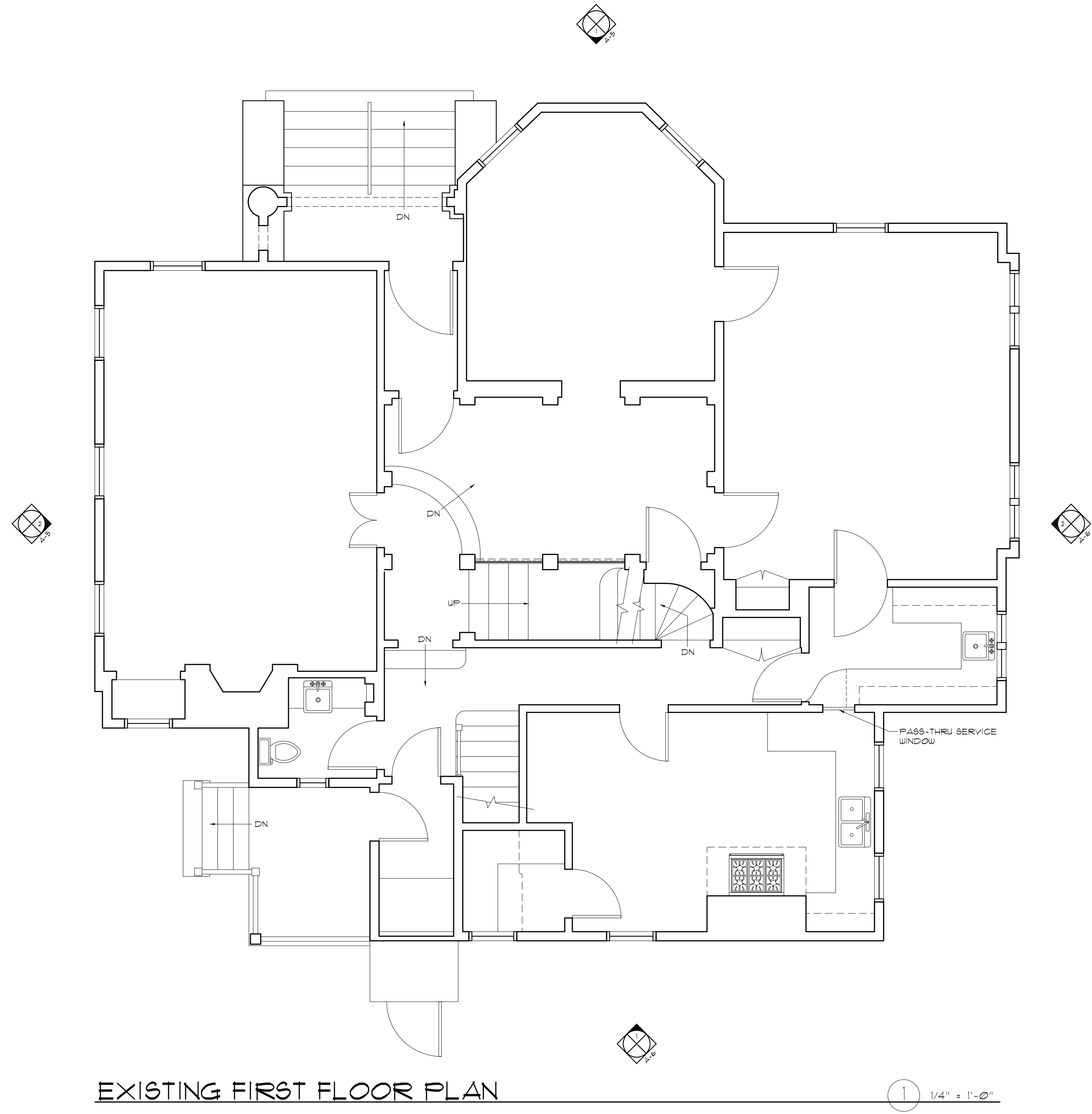
Existing Conditions for:
9 Stimson Avenue

SHEET CONTENTS:
Existing Basement Plan

Ed Wojcik
a r c h i t e c t, l t d
One Richmond Square
Providence, RI 02906
401 · 861 · 7139
Fax: 401 · 861 · 7165



A-1



EXISTING FIRST FLOOR PLAN

1 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

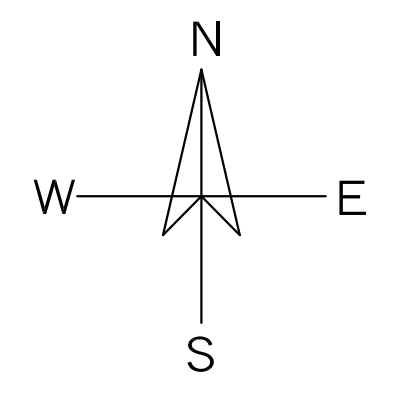
Existing Conditions for:
9 Stimson Avenue

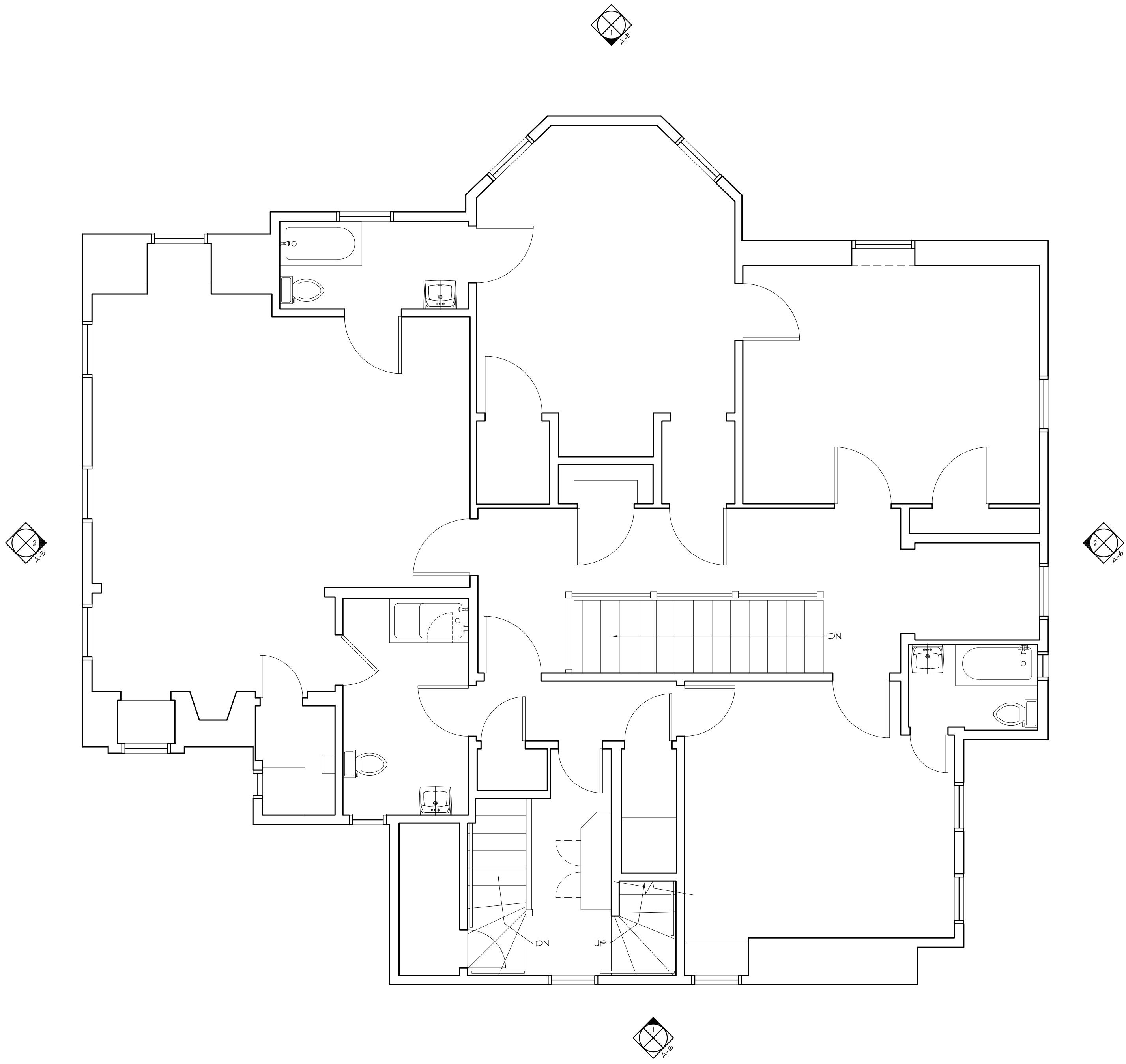
9 Stimson Avenue
Providence, RI 02906

SHEET CONTENTS:
Existing First Floor Plan

PROJECT # XXXXX
DATE: 11/16/2018
REVISED DATE:

A-2





EXISTING SECOND FLOOR PLAN

1 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

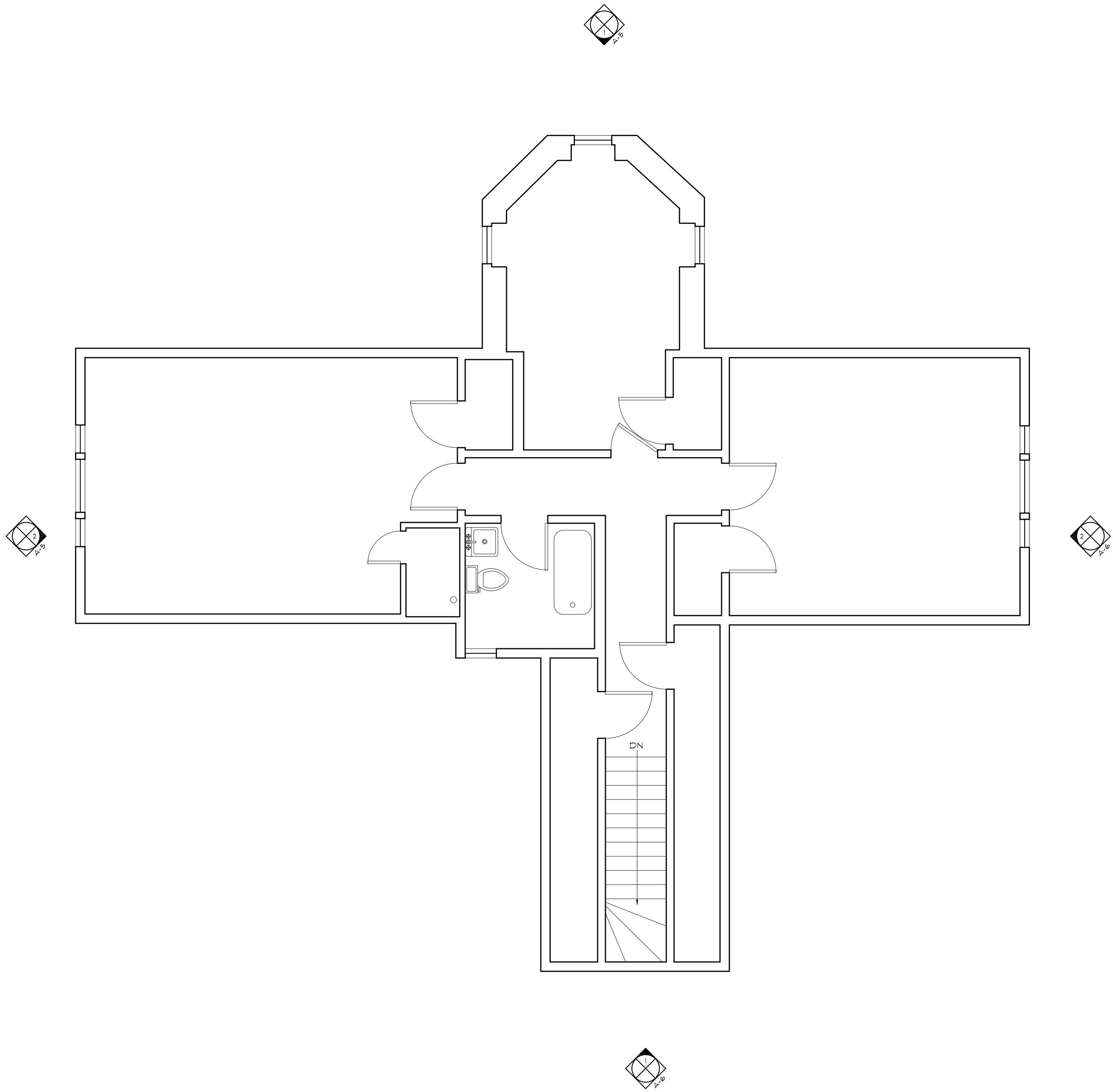
Existing Conditions for:
9 Stimson Avenue

9 Stimson Avenue
Providence, RI 02906

SHEET CONTENTS:
Existing Second Floor Plan

PROJECT # XXXXX
DATE: 11/16/2018
REVISED DATE:

A-3



EXISTING THIRD FLOOR PLAN

1 1/4" = 1'-0"

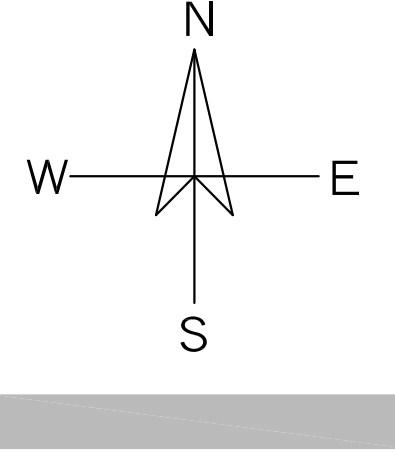
PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT # XXXXX
DATE: 11/16/2018
REVISED DATE:

SHEET CONTENTS:
Existing Third Floor Plan

Existing Conditions for:
9 Stimson Avenue

9 Stimson Avenue
Providence, RI 02906



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NORTH ELEVATION

1 1/4" = 1'-0"



WEST ELEVATION

2 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

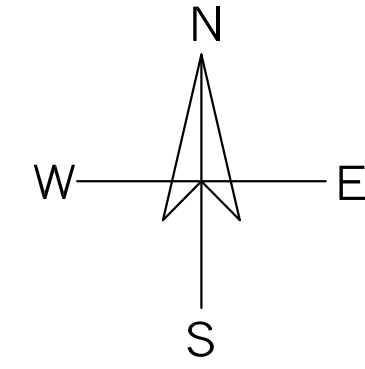
PROJECT # XXXXX

DATE: 11/16/2018
REVISED DATE:

Existing Conditions for:
9 Stimson Avenue

9 Stimson Avenue
Providence, RI 02906

SHEET CONTENTS:
Exterior Elevations



Ed Wojcik
architect, ltd
One Richmond Square
Providence, RI 02906
401 · 861 · 7139
Fax: 401 · 861 · 7165

A-5

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SOUTH ELEVATION

1 1/4" = 1'-0"



EAST ELEVATION

2 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET CONTENTS:
Exterior Elevations

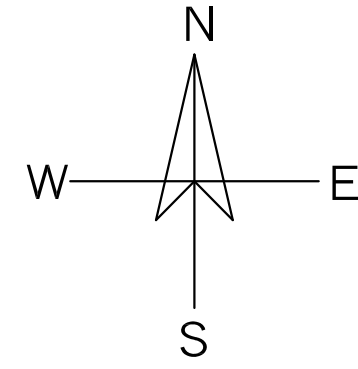
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Providence, RI 02906

Ed Wojcik
architect, ltd
One Richmond Square
Providence, RI 02906
401 · 861 · 7139
Fax: 401 · 861 · 7165



A-6