

Providence City Plan Commission

October 11, 2022



AGENDA ITEM 6 ■ WOMEN AND INFANTS HOSPITAL INSTITUTIONAL MASTER PLAN



Proposed building addition



View of the main building



Map of the Hospital campus

OVERVIEW

OWNER/ APPLICANT:	Women and Infants Hospital (WIH)	PROJECT DESCRIPTION:	Institutional Master Plan
CASE NO./ PROJECT TYPE:	Institutional Master Plan		
PROJECT LOCATION:	101 Dudley Street	RECOMMENDATION:	Approval of Institutional Master Plan
NEIGHBORHOOD:	Upper South Providence	PROJECT PLANNER:	Choyon Manjreakar

IMP PURPOSE AND DESCRIPTION

Section 1910 of the Zoning Ordinance requires all healthcare institutions to file an Institutional Master Plan (IMP) with the City Plan Commission (CPC) that describes the institution's proposed development over the next five years or more. The Master Plan must be updated every five years and may be amended during that period. The CPC reviews master plans and amendments for compliance with the City's Comprehensive Plan.

SUMMARY/ANALYSIS

The IMP contains the hospital's mission statement, summary of their relationship with the community, five year objectives, ten year goals and projected improvements and expansion. The stated goals have remained unchanged since the 2016 submission. The plan primarily deals with implementing the outlined goals and objectives.

10 Year Goals and Five Year Objectives

WIH has outlined three ten year goals that will continue to be implemented. They are:

- Expanding Patient Care Units
- Updating the labor and delivery room
- Improving laboratory services

The five year projects include renovation of delivery rooms, updating the sterilization department, lab consolidation, infrastructure improvements, developing an employee pharmacy and upgrading inpatient rooms.

Renovation and facilities changes

WIH has obtained a certificate of need from the state department of health for updating the labor and delivery rooms and will build an 18,000 SF addition to the main building at Dudley Street. It will be an addition to the second floor and cantilever over the parking area. It will be an extension of the labor and delivery unit and contain 20 new labor and delivery rooms.

Changes in Land Holdings

The hospital has sold the properties at 261 and 300 Richmond Street, 200 Chestnut and 70 Elm.

WIH is not proposing to acquire or demolish buildings, change traffic or conduct major repairs or renovations in the next five years.

Any other renovations or repairs are expected to be internal and small in scale.

Parking and Transportation

The applicant had provided a comprehensive traffic and parking study in 2016 which analyzed vehicular and pedestrian traffic, parking, public transportation and demand management with projected volumes for 2021. The study was considered an addendum to the study submitted by Rhode Island Hospital, which is a major driver of traffic in the area. The study area roughly comprises an area bounded by Point Street and I-95 to the North, Public Street and Potters Ave to the South, Eddy Street to the East and Broad Street to the West.

The study summarized existing transportation serving both hospitals and discussed possible improvement measures. It analyzed morning and afternoon peak hour traffic at 37 intersections and their levels of service and offered solutions to improve traffic flow.

The applicant is not required to submit an updated plan as traffic is not expected to increase and parking demand is expected to remain constant with projections to increase or decrease by 2 %. The study found that WIH would continue to provide adequate parking through lots, valet parking and shuttles for employees. The site is also served by public transport.

Public meetings

The applicant held a public virtual meeting in June 2022, which was noticed to the City Council and open to staff and community members. Hospital leaders were available to answer questions.

Landscaping

The applicant met with the City Forester in May 2022 to discuss landscaping for the hospital's campus. has submitted a detailed landscaping plan that outlines plantings that will be made in each lot on campus. WIH is proposing to approximately 90 new trees over the next five year IMP duration.

The plan includes a breakdown of the landscaping per lot. All lots will meet and exceed the required canopy coverage requirement except for lot 6. The total canopy coverage provided will meet the requirement for the entire campus. The landscaping plan shall be subject to the approval of the City Forester.

FINDINGS

Providence Tomorrow

Strategy F of Objective LU-7 of Providence Tomorrow: The Comprehensive Plan requires health care institutions to provide five year IMPs to ensure that there is limited growth and negative impacts on neighborhoods. Based on their presentation, WIH has satisfactorily described proposed growth, improvements, and its neighborhood impact over the next five years. By addressing how development will be in character with the neighborhood, the plan is consistent with Strategies A and B of Objective LU-7.

The provision of a traffic management and parking plan is consistent with Objectives M-1 and M-6, which promote provision of varied transportation options and parking.

Zoning Ordinance

The IMP follows the format prescribed by the Zoning Ordinance, including all required elements outlined in Section 1910. Proposed changes like landscaping, construction of the main building addition, and the parking configuration are in conformance with the Zoning Ordinance and no need for relief is foreseen.

Recommendation

Based on the analysis and findings contained in this report, the CPC should approve the IMP subject to the following conditions:

The landscaping plan shall be subject to the approval of the City Forester.