

# Providence City Plan Commission

July 15, 2025



## AGENDA ITEM 4 ■ RHODE ISLAND HOSPITAL INSTITUTIONAL MASTER PLAN



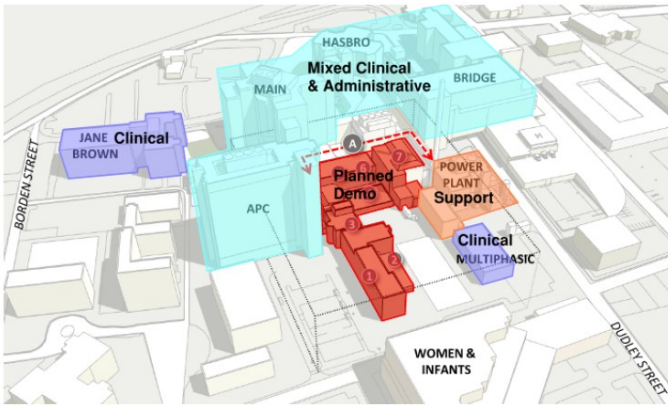
Renderings of the platform building and concourse



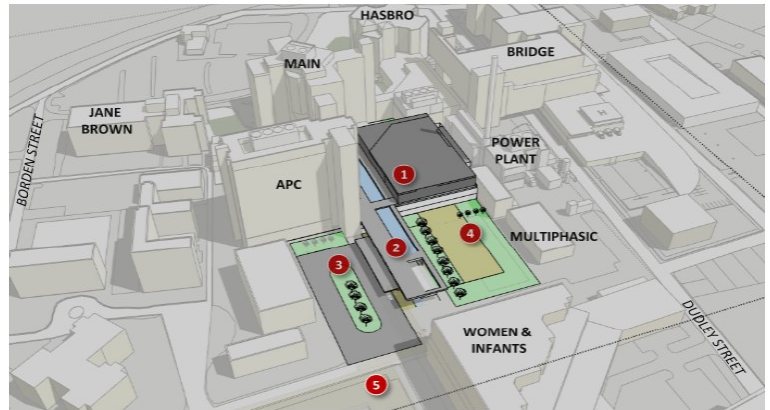
Hospital Ambulatory Center

### OVERVIEW

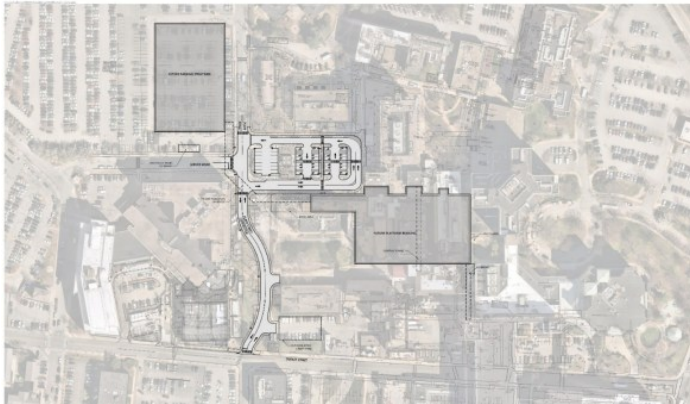
<b>OWNER/APPLICANT:</b>	Brown University Health (BUH)	<b>PROJECT DESCRIPTION:</b>	Institutional Master Plan (IMP)
<b>CASE NO./PROJECT TYPE:</b>	Institutional Master Plan		
<b>PROJECT LOCATION:</b>	Multiple blocks, bounded generally by Prairie Avenue and Eddy Street	<b>RECOMMENDATION:</b>	Approval of Institutional Master Plan
<b>NEIGHBORHOOD:</b>	Upper South Providence	<b>PROJECT PLANNER:</b>	Choyon Manjrekar



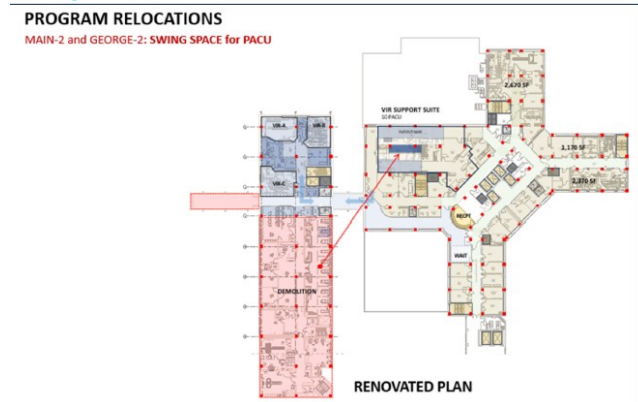
Hospital Use Zones



Proposed massing plan



Plain Street Connector Plan



Relocation Plan

## 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 CPC reviews master plans and amendments for compliance with the City's Comprehensive Plan. The Master Plan expires if not amended in five years.

## SUMMARY/ANALYSIS

The IMP contains the mission statement for Rhode Island Hospital (RIH), summary of their relationship with the community, five year objectives, ten year goals and projected improvements and expansion.

The IMP is a required five year update containing the required submittal criteria for IMPs outlined in the ordinance. In addition, the applicant has submitted a comprehensive traffic study detailing traffic movement around the hospital area in addition to future projections of traffic. The IMP elaborates on the hospital's mission to provide healthcare and describes its relationship to the City and surrounding neighborhood. The planning philosophy for this update will focus on intensifying the use of buildings for clinical uses and moving administrative staff, resulting in maximizing the value of existing holdings. The plan includes an inventory of property owned by the hospital with no additional land transactions expected. Except for the Coro complex, no other buildings are on the national register of historic places or local historic districts. An update on completed capital projects and maintenance completed since the last update is included.

## 10 Year Goals

The plan will prioritize efficient functioning of the facility by determining what clinical and support systems will be located on the core campus, consolidating underutilized work spaces, expanding growth in services and improving mobility by enhancing campus access and parking. Provision of increased access to green spaces and better wayfinding will be implemented to improve client experience.

## Proposed Capital Improvements

The principles of the Framework Plan will be applied to the development of the Platform Building which is intended to consolidate the campus core by improving provided services and housing new and expanded functions. Development will require selective demolition of five buildings identified in the plan and creation of a concourse intended to serve as the new “front door” which would improve access and circulation within the hospital. Landscaping improvements and addition of green space in front of the building will allow for easier connectivity, mobility, and improve the appearance of the space around the hospital. The building will be connected to a parking garage with approximately 750 spaces through a skybridge, and improve accessibility from the parking area.

The intent of the redesign is to better organize the current building by allowing for an improved arrival experience, easier circulation within the hospital building, and improve sustainability. The design is intended to accommodate a future seven story tower for new beds. Construction will also require relocation of the utilities within the campus.

## Certificates of need

The hospital has received a certificate of need for partial demolition of the George/Meehan Building and relocation of certain facilities to minimize the temporary swing space as new space is being constructed. The hospital has applied for a certificate of need to create a new utility tunnel to replace the power, gas and steam lines that will be displaced as a result of demolition of six buildings to construct the platform building. The utilities will be located outside the perimeter of the proposed building and integrated into the new structure post construction.

## Parking and Transportation

The applicant has provided a comprehensive traffic and parking study which analyzes vehicular and pedestrian traffic, parking, public transportation and demand management. It is an update of the conditions of the last traffic study presented in 2021. 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 Prairie Ave to the West. The study conducted in February 2025 analyzes difference between Build (BUH construction projects) and No Build (growth without BUH projects) conditions. The study also factors external conditions like the closure of the I-195 westbound bridge and construction projects like the Achievement First charter school and the Flynn Residential development. The study finds that traffic conditions are generally expected to be exacerbated between 2025 to 2030, but also provides recommendations to improve conditions.

The study examines the areas of the Pearl Street, Point Street and Eddy Street corridors and provides recommendations to improve traffic flow including creating one ways, improved signalization, signage and street expansion.

**Parking:** The ordinance requires one space per 500 SF for healthcare institutions. The study estimates that RIH owns approximately 1,945,243 SF, requiring 3,890 spaces. The study find that RIH will meet this requirement, providing 4,280 spaces for visitors and staff. This number will be improved through the provision of parking garages. However, approximately 200 spaces are expected to be displaced during construction of a 700 space garage. Those spaces will be relocated to another site during construction, resulting in a net gain of 500 spaces.

**Transportation Demand Management (TDM):** The study includes a TDM component which will seek to increase awareness of public transport, develop workforce housing in proximity to the hospital and improving walkability around the hospital.

RIH shall work with the Department of Public Works to implement the traffic changes and report on their progress when presenting their next IMP.

#### Landscaping

An inventory of landscaping on campus found that 81% of trees are in excellent to fair condition with 19% in poor condition. Most parking lots conform to the ordinance's landscaping requirements, but there are some that are deficient. The study recommends that the lots be brought into conformance with the landscaping requirements concurrent with new development plans and that RIH implement a plan for tree maintenance.

#### Public meetings and outreach

The applicant held three community meetings to inform residents and stakeholders of the plan and intends to continue community outreach through the plan's validity.

### **Findings**

#### Zoning Ordinance

Based on submitted plan, the DPD finds that the IMP has followed the format prescribed by the Zoning Ordinance, including a schedule of public participation and all required elements outlined in Section 1910.

#### Comprehensive Plan

Strategy F of Objective LU-7 of Providence Tomorrow: The Comprehensive Plan requires hospitals to provide five year IMPs to ensure that there is limited growth and negative impacts on neighborhoods. In addition, IMPs are expected to be updated with any new developments between plans. The DPD finds that RIH has satisfactorily described growth that is expected to occur in the near and long term. Based on plans provided, the development is not expected to affect neighboring property. By addressing how new development will fit into the character of the surrounding neighborhood, the amendment is consistent with Strategies A and B of Objective LU-7.

RIH has proposed traffic improvements to limit the negative effects of traffic. The submission of the traffic and parking study is consistent with Objectives M-1 and M-6, which promote provision of varied transportation options and efficient parking.

## **Recommendation**

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

- RIH shall work with the Department of Public Works to evaluate solutions and implement the changes proposed by the traffic study. RIH shall present an update of traffic improvements with the next IMP update.
- RIH shall present an update on replacing trees with the next IMP update and work with the City Forester to replace trees in the right of way.