

Providence City Plan Commission

August 19, 2025



AGENDA ITEM 5 ■ 116 WATERMAN STREET MAJOR CHANGE



Building rendering



Aerial view of the site



View from Brook Street

OVERVIEW

**OWNER/
APPLICANT:** Walter Bronhard and Brook Holding LLC

PROJECT DESCRIPTION: The applicant is requesting a major change to an approved plan for a mixed-use five story building with commercial space on the ground floor and 25 dwelling units. The applicant is proposing to add one additional unit on the ground floor, which requires a modification of a design waiver.

**CASE NO./
PROJECT TYPE:** 22-033 MA
Preliminary Plan—Major Change

**PROJECT
LOCATION:** 116 Waterman Street
C-2 zoning district, I-3E overlay
AP 12 Lot 492

RECOMMENDATION: Approval of the Major Change based on the noted findings

NEIGHBORHOOD: College Hill

PROJECT PLANNER: Choyon Manjrekar

PROJECT OVERVIEW

The applicant is seeking a major change to an approved land development project consisting of a five story mixed use building with commercial on the ground floor and 25 residential units. The applicant received a dimensional adjustment for height where a height of 50' and four stories is permitted by right but a height of 58' and five stories is maintained. The applicant also received a design waiver from the requirement of section 503A.8, that no residential use be located within 20' of a main street. This portion of Waterman Street and Brook Street are considered main streets. With the building located on a corner lot, commercial space will be provided on the area fronting on Waterman Street and the corner of Brook Street. A common space area occupies a portion of Brook Street, originating from the corner of Brook Street and Fones Alley, which contributes to providing non-residential space. The major change is being requested to amend the design waiver to convert the common space area to a residential unit.

ANALYSIS

The applicant conforms in part to the requirement of 503A.8 by providing commercial space on the Waterman Street frontage. With the meeting space converted to a dwelling unit, approximately 23.6% of the frontage would be non-residential accounting for the corner of the Waterman Street commercial space and the stair tower. The Brook Street frontage slopes from south to north, with the current community space located at a higher grade than street level relative to the rest of this frontage. No changes to the exterior are required as a result of the change. The DPD is not opposed to the change as the addition of the unit is not expected to have a negative effect on the character of the street given its elevation from street level, provision of some nonresidential space, and no proposed exterior changes.

RECOMMENDATION– Major Change

Based on the foregoing discussion, the DPD recommends that the CPC approve the major change based on the above findings.