



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

**Decision of the Administrative Officer granting Preliminary and Final Plan
Approval for Minor Land Development Project 25-015MI at 1000
Elmwood Ave (Roger Williams Park Zoo)**

(AP 90 Lot 157)

April 25, 2025

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Applicant and Owner: City of Providence

Project Overview

The applicant is proposing to construct a two story educational building for the Roger Williams Park Zoo with a pavilion area and improvements to the parking area adjacent to the main entrance of the zoo in the OS zone. The area of disturbance for the proposed development consisting of an educational center, a pavilion and associated parking is approximately 109,300 SF. The Administrative Officer (AO) has combined preliminary and final approval, finding that the application fulfills the criteria for both stages.

Findings of Fact

The AO has made the following findings in accordance with section 1005 of the Development Review Regulations (DRR).

1. Consistency with The Providence Comprehensive Plan

The subject property is located in an area that the future land use map of the Providence Comprehensive Plan intends for Public/Open Space use which is intended to ensure that open space and areas for public building and facilities are preserved in the City. The AO finds that the development will conform to the goal of chapter eight of the comprehensive plan which aims to sustain a high quality of life by providing efficient City services.

2. Compliance with Zoning Ordinance

The AO makes the following findings:

Use: The development consists of an educational building for the zoo. The zoo is within Roger Williams Park which the zoning ordinance considers a park/playground. This use includes zoos and is permitted by right in the OS zone.

DEPARTMENT OF PLANNING & DEVELOPMENT

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903
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Dimensions and Design: The split level building will be sited adjacent to the Zoo Entrance pavilion with the canopy covered entrance oriented towards the parking area at a higher grade than the lower level. A plaza will separate the building from the parking and drop off area. The area adjacent to the building will be regraded to provide parking and a drop off area. The building's height is approximately 37' when measured from average grade, which is within the 50' height limit of the zone. The building's exterior will be treated with cedar shingles and a stone veneer band running around the base. The east elevation is composed of a split level shed roof and the lower level on the west elevation is divided into four areas with separate gabled roofs. A landscaped play area with outdoor seating will be located on the lower level.

Parking: There are no parking minimums for the Park/Playground use to which the building is ancillary. However, parking will be provided in the parking area adjacent to the development.

Landscaping: With an area of disturbance of approximately 109,300 SF, the applicant is required to comply with the landscaping requirement for the area of disturbance, which requires 32,790 SF of canopy coverage, including plantings in the parking lot islands. The applicant will meet the requirement by making plantings around the building and pavilion area, totaling approximately 35,680 SF of canopy coverage.

Lighting: No exterior lighting sources are proposed for the building. The parking area will be illuminated using 25' light poles mounted with cutoff light fixtures. The plan will comply with the ordinance as there will be no trespass onto neighboring property.

3. Environmental Impact

The applicant will employ sediment traps, silt fencing and assigned stockpile areas to control erosion off the site during construction.

The stormwater management plan identifies four subwatershed areas where stormwater will be directed and treated before being discharged. A Freshwater Wetlands Permit from the Rhode Island Department of Environmental Management (RIDEM) was submitted with the plan. The AO finds that no significant negative environmental impacts are expected as the applicant will come into conformance with all environmental regulations.

4. Buildable Lot

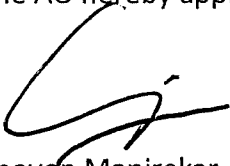
The AO finds that there are no physical constraints that impact development of this property as it conforms to the dimensional requirements of the zoning ordinance.

5. Street Access

The AO finds that adequate vehicular and pedestrian access is provided from Elmwood Ave and the street network within the park.

Action— Preliminary and Final Plan

The AO hereby approves the preliminary and final plans, based on the above findings.



Choyon Manjrekar
Administrative Officer

*In accordance with Rhode Island General Laws Section 45-23-63, this decision must be recorded in the land evidence records within twenty (20) days after the CPC's vote. In addition, in accordance with Rhode Island General Laws Section 45-23-67, this decision shall be posted in the **office of the City Clerk for a period of 20 days**. Any appeals to this decision must be immediately transmitted to the DPD. If no appeals are filed, this letter may be removed by the City Clerk 20 days after it has been posted.*