

# Providence City Plan Commission

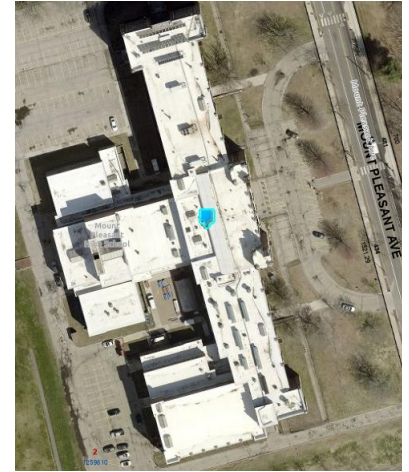
October 21, 2025



## AGENDA ITEM 2 ■ 434 MT PLEASANT AVE



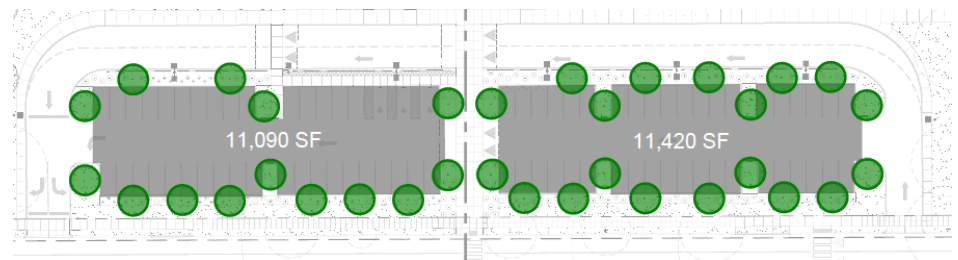
View of site with parking area



Aerial view of the site



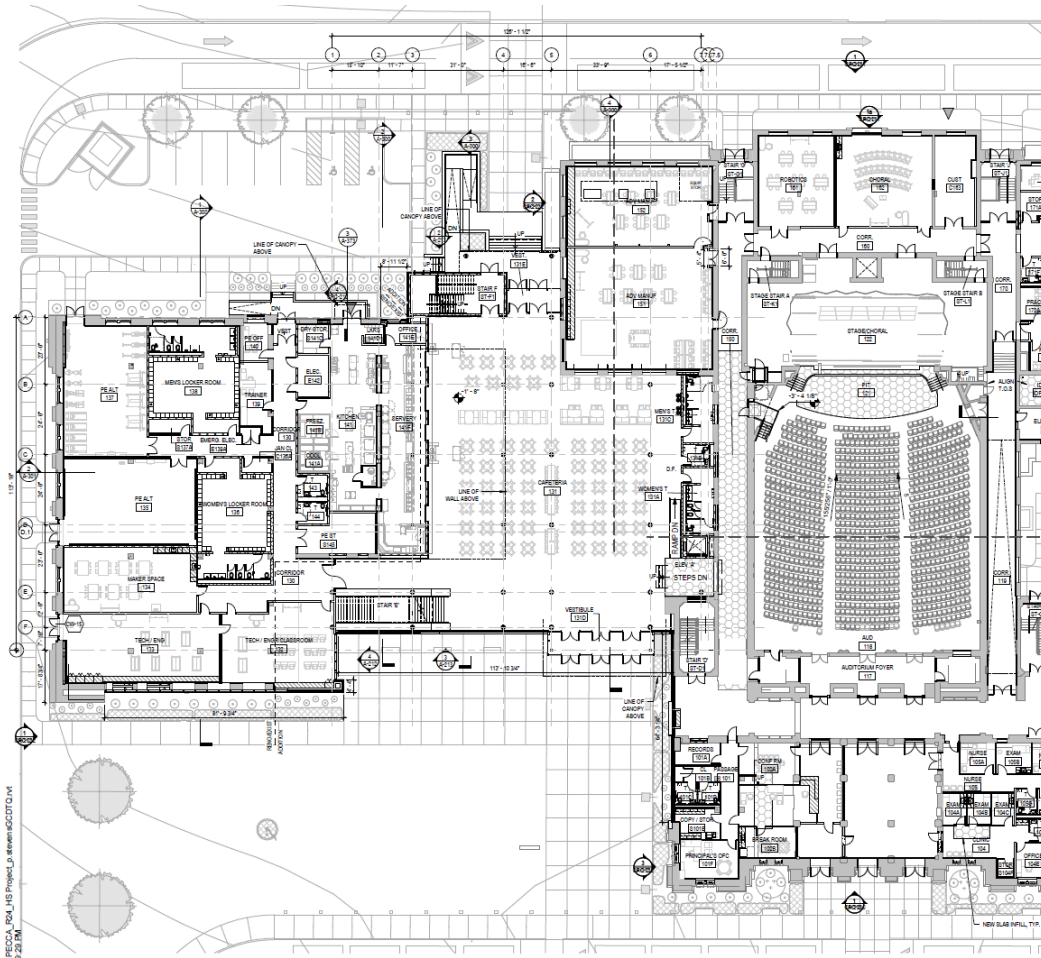
Renderings of the addition



Parking area with landscaping

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Providence Public Buildings Authority, Applicant  City of Providence, Owner	<b>PROJECT DESCRIPTION:</b>	The applicant is proposing to construct a new four story wing for an existing public school. The applicant is seeking to combine master and preliminary plan approval and is seeking a waiver from submission of state approvals at the preliminary plan stage.
<b>CASE NO./ PROJECT TYPE:</b>	<b>25-060 MA</b> Master and Preliminary Plan		
<b>PROJECT LOCATION:</b>	434 Mt. Pleasant Ave  AP 128 Lot 2  Public space zoning district	<b>RECOMMENDATION:</b>	Approval of the master and preliminary plan
<b>NEIGHBORHOOD:</b>	Mt. Pleasant	<b>PROJECT PLANNER:</b>	Choyon Manjrekar



First floor plan

**PROJECT OVERVIEW**

The subject school is sited against the length of the subject lot, with into two wings on either side of a central space that houses an auditorium. The applicant is proposing a demolition of the southern wing which currently contains a cafeteria. The applicant is proposing to construct a new four story wing that will be set back from the front of the building’s footprint and provide a cafeteria on the first floor with classroom and programming space on the upper levels. The addition will connect the central wing to the gymnasium in the southern portion of the site. Approximately 41,712 SF of new space will be created with 222,794 SF of renovation. The applicant is requesting to combine master and preliminary plan approval and is requesting a waiver from submission of state approvals at the preliminary plan stage.

**ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES**

Use

The subject lot is zoned PS where educational facilities are permitted by right.

Dimensions and site design

The school is sited parallel to the front lot line on Mt Pleasant Ave. As previously described, a demolition of the southern wing will occur prior to construction. The addition will be set back from the front of the building, and aligned with the rear of the central structure, which contains an auditorium. The placement of the addition will allow for installation of windows on the central wing allowing for illumination of the corridor. The four story addition will contain a cafeteria with classroom space and the attached two story addition will contain the gymnasium. The addition will not exceed the 50’ height limit of the zone.

The four story addition will be composed of metal paneling and a glass curtain wall and the two story gymnasium building will be treated with brick and limestone coping. Mechanical equipment on the roof will be screened from public view.

#### Parking

A total of 48 parking spaces are needed to meet the requirement of one vehicle space per three employees with 145 employees expected. The applicant will meet the requirement, providing a total of 128 spaces in three parking areas around the site. The parking area in front of the building will provide 78 spaces and be set behind a semicircular dropoff lane that will allow for ingress and egress from Mt Pleasant Ave while stacking against the school building. Two additional parking areas to the building's rear will provide 50 spaces in two lots. A second curved driveway with ingress and egress from Mt Pleasant Ave will encircle the site and allow for stacked bus parking at the school's rear. The applicant will meet the bicycle parking requirement of three spaces per classroom, providing 136 spaces for 48 classrooms.

#### Traffic Management

The applicant provided a traffic memo that observed pickup and dropoff during a typical fall school day. The study found that the school provides a sight distance that exceeds over 200' (required minimum) for vehicles traveling at 30 mph. The study noted that there was some conflict between buses and vehicles and some queuing conflicts during drop off and pickup times. The study recommends that no parking zones be enforced along the site frontage, onsite parking for public buses be provided and a larger parent pick up/drop off area be provided. The DPD recommends that the applicant work the Traffic Engineer to implement these suggestions.

#### Landscaping

The landscaping plan shows plantings that will be made around the main parking area in front of the building and the lots in the rear. The applicant will meet the landscaping requirement, installing a planting strip abutting the street as well as meeting the internal parking requirement. The plan indicates that the applicant will exceed the amount of required canopy coverage for the area of disturbance, providing 49,000 SF with 49 large trees where approximately 40,220 SF is required.

#### Environmental management

A soil erosion and sediment control plan has been included with the submission. The applicant will use sediment barriers to control erosion during construction.

A stormwater management plan that will employ best management practices (BMP) to treat stormwater flowing off the site has been submitted. The plan shows that stormwater runoff will be reduced for one to 100 year events. The plan shall be subject to the City Engineer's approval, Narragansett Bay Commission (NBC) and Rhode Island Department of Environmental Management (RI DEM).

#### Waivers

The applicant has requested waiver from submission of state approvals at the preliminary plan stage, including those from the NBC and RIDEM. The applicant has contacted state agencies to begin the submission process and has included the location of drainage infrastructure on the site. The DPD is not opposed to granting the requested waiver as the time required by state bodies to take action can vary. The DPD recommends that the CPC grant the requested waiver with the condition that the items be submitted with the final plan. This would be consistent with good planning practice as it would allow the applicant to proceed with the approval process.

## Combination of stages

The applicant is requesting to combine master and preliminary plan approval. Subject to granting the waiver, the DPD recommends that the CPC combine approval, finding that the applicant has submitted the required elements for both stages.

### **Findings—Land Development Project**

Section 1005 of the Commission's *Development Review Regulations* requires that the City Plan Commission make the following findings as part of their approval of all land development project applications. Based on the analysis contained herein and subject to the conditions contained in this report, staff has prepared the following findings regarding the request for approval of the Master and Preliminary Plans:

1. *Consistency—The proposed development is consistent with the Comprehensive Plan and/or has satisfactorily addressed the issues where there may be inconsistencies.*

The subject property is located in an area that the future land use map of the Providence Comprehensive Plan intends for public space/open space. The plan describes this area as one intended to include public buildings and open space. The development will conform to the comprehensive plan as schools are permitted by right. The development will conform to objective CS-8 of the comprehensive plan which encourages development of schools and improvement of the learning environment for City students.

2. *Compliance with Zoning Ordinance—The proposed development is in compliance with the standards and provisions of the Zoning Ordinance.*

Use: Educational facilities are permitted by right in the PS zone.

Dimension and design: The development complies with the dimensional requirements of PS zone, as discussed.

Parking: The applicant will meet the vehicle and bicycle parking requirement.

Landscaping: The applicant will meet the canopy coverage requirement.

Lighting: A lighting plan indicating conformance with the ordinance has been submitted. The applicant will use a combination of freestanding and wall mounted luminaires to illuminate the site. Per the plan, there will be no light trespass onto neighboring properties.

3. *Environmental Impact—There will be no significant environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval.*

No negative environmental impacts are expected as the applicant is expected to conform to all environmental regulations.

4. *Buildable Lot—The subdivision or development project, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.*

There are no physical constraints that impact development of this property.

5. *Street Access—All proposed development projects and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.*

Physical access to the site is provided from Mt Pleasant Ave.

**Action—Waiver**

The CPC should grant the requested waiver from submission of state approvals at the preliminary plan stage subject to the condition that they be submitted with the final plan.

**Action—Combination of stages**

The CPC should vote to combine master and preliminary plan approval, having approved the requested waivers.

**Action—Land Development Project**

1. The CPC should approve the master and preliminary plans.
2. The applicant and their traffic engineers shall work with the City traffic engineer on implementation of the traffic study.
3. The drainage plan shall be subject to the City Engineer's approval.