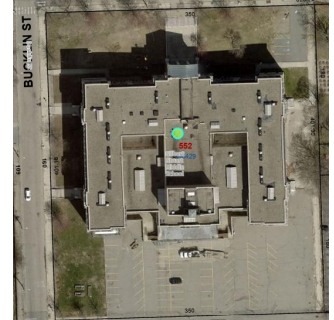


Providence City Plan Commission

November 18, 2025



AGENDA ITEM 3 ■ 188 PRINCETON AVE



Aerial view of the site



View of building from Princeton Ave



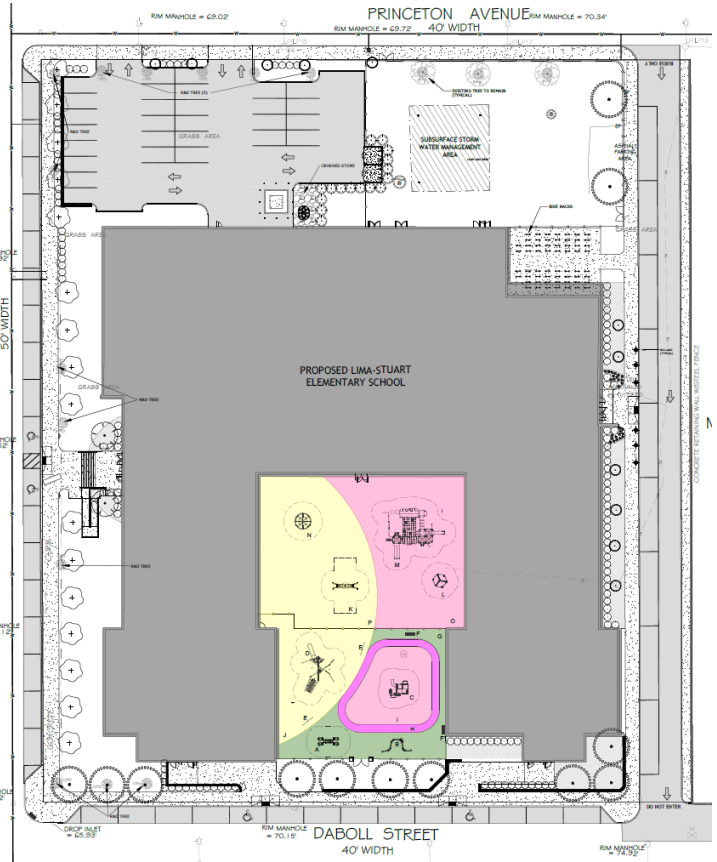
Building renderings

OVERVIEW

OWNER/ APPLICANT:	Providence Public School District, Applicant City of Providence, Owner	PROJECT DESCRIPTION:	The applicant is proposing to construct a three story, 40' tall school building serving pre-K to 8th grade students in the PS zone. A combination of the master/preliminary plan is requested in addition to a waiver from submission of state approvals at the preliminary plan stage.
CASE NO./ PROJECT TYPE:	25-081 MA Master and Preliminary Plan		
PROJECT LOCATION:	188 Princeton Ave AP 44 Lot 552 Public space zoning district	RECOMMENDATION:	Approval of the master and preliminary plan as detailed
NEIGHBORHOOD:	West End	PROJECT PLANNER:	Choyon Manjrekar



First floor layout



Site plan

PROJECT OVERVIEW

The development site, which is zoned PS and measures approximately 140,000 SF is occupied by school building that will be demolished. The applicant is proposing to construct a three story, 40’ tall K-8 school building with associated ancillary improvements including parking, landscaping and recreational areas. The applicant is requesting to combine master and preliminary plan approval and requesting a waiver from submission of city and 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 lot abuts Princeton Ave to the north, Bucklin Street

to the west, Daboll Street to the south and the C-2 zone to the east. A bus lane will be located between the building and the eastern lot line. The building will exhibit a horseshoe layout with vertically laid out wings connected by a horizontal section in the rear. The fronts of the vertical wings will be set to Daboll Street with the main entrance on Bucklin Street and a separate middle school entrance on the east side of the building. A parking area and playground will be located at the rear fronting on Princeton Ave. Additional play areas for pre-K and first grades will be located between the vertical wings. Floor plans show the building’s programming on each floor will consist of a mix of classrooms, activity spaces and staff rooms.

The building’s exterior will be treated with brick on the ground floor and fiber cement and glass on the upper stories. Portions of the building will be recessed to provide dimensional variety on the façade.

Parking

Twenty parking spaces are needed to meet the requirement of one space per three employees with 60 employees expected. The applicant will meet the parking requirement, providing 28 spaces in the parking area with an additional 39 spaces in satellite lots. In addition, 32 curbside spaces will be provided for pick up/drop off on Bucklin and Daboll Streets. A total of 120 bicycle parking spaces will be to meet the requirements of three bike spaces per classroom.

Traffic Management

The proposed school will consolidate the operations of two schools. The applicant has provided a traffic memo which anticipates that future conditions will largely remain the same or improve compared to prior conditions which generated traffic from two locations, causing congestion in the immediate vicinity. The school has amenities like a parent drop off/pickup lane and a dedicated bus lane. The study sees combination of schools as an opportunity to use staggered dismissal times as ways to reduce the congestion that occurs when both schools are dismissed at the same time. Use of bicycles and walking can also aid in reducing congestion time. The study suggests maintaining additional dropoff / pickup lanes on roads that service the school and widening Bucklin Street for additional service lanes. The applicant shall implement the findings of the study in conjunction with the City Engineer.

Landscaping

The PS zone requires 30% of canopy coverage for the 140,000 SF lot size amounting to approximately 42,000 SF. The applicant will meet this requirement by planting 41 large trees around the site. Approximately 44,000 SF of canopy coverage will be provided when counting the coverage provided by three existing trees. The plan notes that the width of the planting strip adjacent to the parking area varies between 4' and 4'5", which is slightly less than the 5' required. The applicant is required to obtain a modification from the City Forester for the decreased length.

Environmental management

A drainage plan and soil erosion control plans have been submitted. The applicant will use sediment barriers, a planting schedule and designated stockpile areas to control erosion during construction.

A stormwater management plan has been submitted. The plan will employ an underground infiltration system and direct drainage to the street while using pipes best management practices (BMP) to treat stormwater flowing off the site. The plan shall be subject to the City Engineer's approval and approval from the Narragansett Bay Commission (NBC).

Waivers

The applicant has requested a waiver from submission of state approvals at the preliminary plan stage, including those from the Narragansett Bay Commission (NBC) and Rhode Island Department of Environmental Management (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 waivers 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.

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 at the permitting stage. The applicant shall apply for a change to the plan should any of the approvals result in a change to the site plan.

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 and the applicant will also maintain a public baseball field. 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 will comply with the dimensional requirements of PS zone.

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 Bucklin and Daboll Streets and Princeton Ave.

Action—Combination of stages

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

Action—Land Development Project

The CPC should vote to approve the master and preliminary plans subject to the following conditions:

1. The applicant and their traffic engineers shall work with the City Traffic Engineer on implementation of the recommendations in the traffic memo.
2. The drainage plan shall be subject to the City Engineer's approval.