

Providence City Plan Commission

June 16, 2026



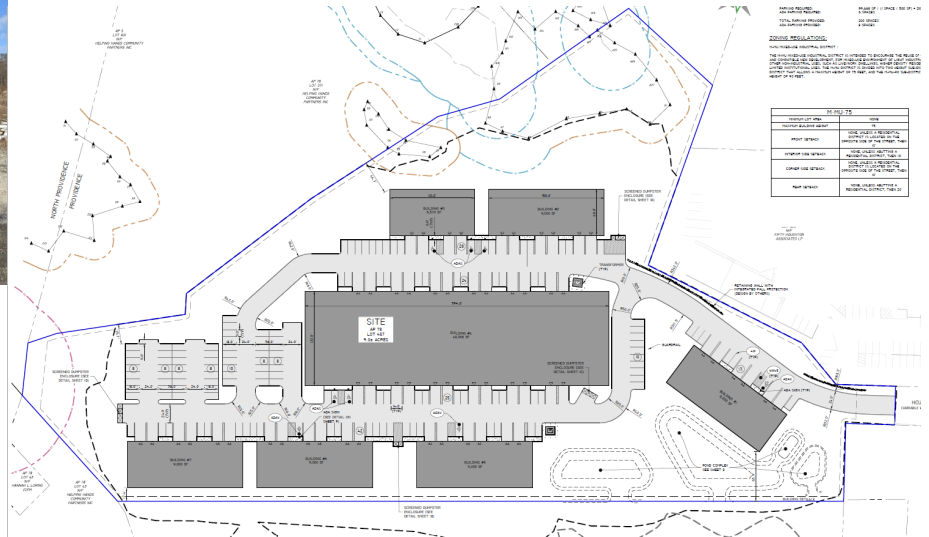
AGENDA ITEM 3 ■ 70 HOUGHTON STREET



View from Houghton Street



Aerial view of the site



Proposed site plan

OVERVIEW

OWNER/ APPLICANT:	Providence Redevelopment Agency, Owner College Hill Development LLC, Applicant	PROJECT DESCRIPTION:	The applicant is proposing to construct seven commercial multi-purpose buildings and associated infrastructure on the vacant subject lot in the M-MU 75 zone. The applicant is requesting preliminary plan approval.
CASE NO./ PROJECT TYPE:	24-069 MA Preliminary Plan		
PROJECT LOCATION:	70 Houghton Street M-MU 75 zoning district AP 78 Lot 457	RECOMMENDATION:	Approval of the Preliminary Plan subject to the noted findings
NEIGHBORHOOD:	Wanskuck	PROJECT PLANNER:	Choyon Manjrekar



Renderings



Aerial view of the site



TURN #1 RI-146 TO ADMIRAL STREET

SCALE 1"=40'



TURN #2: DOUGLAS AVENUE TO VEAZIE STREET

SCALE 1"=60'



TURN #3: VEAZIE STREET TO HOUGHTON STREET

Turn radius diagrams

PROJECT OVERVIEW

The proposed development consists of seven commercial buildings with one providing 48,068 SF, five buildings of 9,000 SF and one of 6,570 SF. Associated improvements like parking, lighting and drainage will also be provided. The applicant is requesting waivers from submission of a site survey and submission of City and State approvals at the preliminary plan stage.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

The property is zoned M-MU 75, which allows for warehousing and a number of commercial and industrial uses permitted within the buildings by right. The uses have not been determined, but could include warehousing, light manufacturing, distribution and other general commercial uses permitted in the zone.

Dimensions and site design

The site will be accessed from a drive originating on Houghton Street which will provide access to the parking area and each of the buildings. Based on proposed elevations, the center building will be surfaced with fiber cement panels, and corrugated metal panels with composite will be used for the smaller warehouses. The heights of each building will be approximately 42', below the 75' permitted in the zone.

Vehicles will enter from the driveway at the southeastern portion of the lot, providing access to the large 48,000 SF building located in the center, with the smaller buildings at the perimeter in the north and south. Parking will be provided in front of each building with a separate 32 space parking area in the western portion of the lot.

The CPC recommended that the applicant provide more

details on the southeastern approach to appeal to visitors. The applicant will locate a building at the driveway, activating that portion of the site.

Landscaping

The area of the site is estimated to be 9 acres (394,879 SF) which requires approximately 58,900 SF of canopy coverage. Per the landscaping plan, internal plantings will be made in addition to plantings around the perimeter of the site. The applicant will meet this requirement providing 59,000 SF using a combination of 52 large and seven medium and seven small trees.

Environmental management

The applicant will use sediment barriers and traps with designated stockpile areas and planting schedules to manage erosion control during construction. The applicant will employ best management practices to treat stormwater flows off the site in addition to employing a closed drainage system, a sediment forebay, a proprietary device known as a cascade separator and infiltration ponds to control runoff from the site. Calculations show that runoff will be reduced for one to 100 year events. The plan shall be subject to the City Engineer's review.

Parking and Traffic

The general commercial uses require one space per 500 SF of GFA. The applicant will provide 200 spaces to meet the parking requirement for approximately 100,000 SF of space.

The City Engineer required that the applicant provide a traffic impact study that examines the effects of large vehicles like tractor trailers with a focus on the turning radius that can be accommodated at the corner of Veazie Street and Branch Ave. Traffic turn diagrams were included in the plan, indicating that WB-40 (medium sized) trucks will travel from Branch Ave to Veazie Street. However, the size of vehicles using the site is expected to be smaller.

Submission waivers

The applicant has requested a waiver from submission of a site survey citing difficulties with existing conditions on the site and proposing to submit at the final plan stage. It is the DPD's opinion that the CPC should grant the requested waiver, finding that it would be in the interest of good planning practice as it would allow the applicant to develop the survey for the final plan submission while completing the preliminary plan approval. The survey shall be submitted with the final plan. The applicant has begun the process of making submissions to state bodies for review.

Recommendation—Waiver

Based on the foregoing discussion, the DPD recommends that the CPC vote to grant the waiver from submission of the survey at the preliminary plan stage subject to the condition that it be submitted with the final plan.

FINDINGS

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 plan stage:

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 Business/Mixed Use development. The plan describes this area as one intended to foster growth of commercial and industrial uses. The development will conform to this land use designation.

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

Use: Industrial-general, warehouse and commercial uses are permitted by right in the M-MU 75 zone.

Dimension: The development will conform to the dimensional and design requirements of the M-MU 75 zone.

Parking: The applicant will meet the parking requirement.

Landscaping: The applicant will meet the canopy coverage requirement.

Lighting: The applicant will meet the requirements of the ordinance as there will be no light trespass onto neighboring properties and shielded light fixtures will be used to provide illumination.

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 come into conformance with applicable 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, as the lot complies with the dimensional requirements of the M-MU 75 zone.

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.*

Adequate vehicular and pedestrian access will be provided from Houghton Street.

RECOMMENDATION—Preliminary Plan

Based on the foregoing discussion, the DPD recommends that the CPC vote to approve the preliminary plan subject to the following conditions:

The drainage plan shall be subject to the City Engineer's approval.