

CHAPTER 2025-27

No. 318 AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES OF THE CITY OF PROVIDENCE, ENTITLED: "THE CITY OF PROVIDENCE ZONING ORDINANCE," APPROVED NOVEMBER 24, 2014, AS AMENDED, TO FURTHER AMEND SECTION 604(G)(4)(H), REGARDING CERTAIN PARKING VARIANCES IN THE D-1 DISTRICT

Approved July 9, 2025

Be it ordained by the City of Providence:

SECTION 1. Chapter 27 of the Code of Ordinances of the City of Providence, Entitled: "The City of Providence Zoning Ordinance," Approved November 24, 2014, As Amended, is hereby further amended by changing text of Section 604(G)(4)(h) as follows:

From: Notwithstanding provisions of this ordinance to the contrary, parking lots in the D-1 District that were permitted by variance or other zoning relief granted by the City and in effect as of March 19, 2020, but for such approvals would have expired thereafter, the expiration date for such approvals shall be tolled until December 31, 2024.

To: Notwithstanding provisions in this ordinance to the contrary, surface parking in the D-1 District that was permitted by variance or other zoning relief granted by the City and in effect as of December 31, 2024, but for which such approval shall have expired thereafter, the expiration date for such approval shall be tolled until December 31, 2029.

SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
JUN 26 2025
FIRST READING
READ AND PASSED

Jina L. Mastrosanni
CLERK

IN CITY COUNCIL
JUL 07 2025
FINAL READING
READ AND PASSED

Rachel M. Miller
RACHEL M. MILLER, PRESIDENT
Jina L. Mastrosanni
CLERK

I HEREBY APPROVE.

Butt P.S.

Mayor
Date: 7/9/25



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

April 18, 2025

Councilman Pedro Espinal,
Chair, Committee on Ordinances
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Tina Mastroianni, City Clerk

Re: Referral 3592 – Tolling of variances for Downtown Parking Lots
Petitioner: PRI XIV LP

Dear Councilman Espinal,

The petitioner is requesting that Article 604.G.4 of the zoning ordinance, which regulates off-street parking Downtown, be further amended to update section 604.G.4.h. The amendment would pertain to Downtown parking lots that operate through variances granted by the Zoning Board of Review (ZBR). Lots that would be affected by this change include 179-197 Weybosset Street, 209 Fountain Street and 96-108 Pine Street. The amendment would allow parking lots to continue to operate by tolling the expiration of the variances until December 31, 2029. Per the petitioner, the relief is being requested as the demand for parking spaces has not recovered from the pandemic, and affected plans for the future development.

The CPC does not object to temporarily extending the duration of relief. However, in reviewing the amendment, the CPC found that development on the subject lots would be preferable and that affected property owners should take steps to develop the subject lots. The amendment should be updated to indicate that the tolling would be in effect from 12/31/24 to 12/31/29. Property owners should submit a preapplication for development to the Downtown Design Review Committee (DDRC) within three years of the beginning of the tolling period. The extension should provide the petitioners with sufficient time to explore opportunities and develop plans for the lots.

DEPARTMENT OF PLANNING & DEVELOPMENT

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903
PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

Downtown Parking Lot Tolling
Referral 3593
4/18/25

RECOMMENDATION

On a motion by Commissioner Sanchez, seconded by Commissioner Caldwell, the CPC voted to make a positive recommendation to the City Council to extend the tolling period to 12/31/2029 in effect from 12/31/24 and subject to the following condition:

The amendment should be updated to indicate that the affected property owners are strongly encouraged to submit a preapplication request for development of the subject lots to the DDRC within three years of the beginning of the tolling period.

The CPC voted as follows:

Aye: N. Sanchez, D. Caldwell, M. Quezada, C. Lipschitz

Sincerely,



Choyon Manjrekar
Administrative Officer

Mastroianni, Tina

From: joshua.miller <joshua.miller@cox.net>
Sent: Tuesday, June 3, 2025 10:52 AM
To: Clerk, City
Subject: [EXTERNAL] June 10 Comm. On Ordinances Meeting

Empire Lot Parking Extension

City of Providence Ordinance Committee
Chairman, Pedro J. Espinal
Vice-Chairwoman Shelley T. Peterson
Councilwoman Mary Kay Harris
Councilor Justin M. Roias
Councilman Oscar O. Vargas
c/o Providence City Hall
25 Dorrance Street
Providence RI 02903

Dear Honorable Members of the Providence Ordinance Committee:

As a property and business owner of Trinity Brewhouse, located on the corner of Empire and Fountain Streets, less than 100 feet from 209 Fountain Street, I am impacted and concerned about the current and future use of this property.

I write in support of the extension of parking rights sought by PRI XIV, LP for their property located at 209 Fountain Street, the former Public Safety Complex, commonly known as the Empire Lot.

While PRI XIV seeks the appropriate development for this site, and maneuvers through the tremendous obstacles in development, the convenient availability of a well-managed and well-lit surface parking lot has proven a boon to local merchants and restaurants.

My business has no parking spaces of its own, so we depend on parking lots such as the Empire lot. Its continued availability as a parking lot is critical to my business's continued success and growth as we recover from the implications of COVID 19.

I feel it is important that this parcel be developed as soon as it is feasible. In the meantime, its continuing availability as a parking location for staff and customers is of critical importance.

I fully support the continuation of public parking on the Empire Lot.

Sincerely,
Joshua Miller
Trinity Brewhouse
186 Fountain Street
Providence RI 02903

C401 225 7455

February 3, 2025

Via Hand Delivery

Providence City Council
c/o Tina L. Mastroianni, City Clerk
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Re: *Zone Change Application*

Dear Ms. Mastroianni,

Enclosed herewith please find the materials comprising the above Application, for filing on behalf of PRI XIV, LP (the "Applicant"), for consideration by the City of Providence City Council. Particularly, the following documents:

1. Petition to the City Council (10 Copies);
2. Draft Ordinance with Text Amendment (10 Copies);
3. Radius Map (10 Copies);
4. Mailing Labels (2 Labels per Abutter); and,
5. The Filing Fee (Check for \$150.00).

Thank you in advance for reviewing the submittal materials and confirming completeness.

In closing, we are looking forward to presenting the Application to the City Council. Should you have any questions, or require additional information in the interim, please feel free to contact me directly.

Very truly yours,

John O. Mancini

John O. Mancini

City of Providence

STATE OF RHODE ISLAND

PETITION TO THE HONORABLE CITY COUNCIL

The undersigned respectfully petitions your honorable body

PRI XIV, LP, hereby petitions the City Council to change the Official Zoning Ordinance of the City of Providence by changing the text of Section 604(G)(4)(h) from:

Notwithstanding provisions of this ordinance to the contrary, parking lots in the D-1 District that were permitted by variance or other zoning relief granted by the City and in effect as of March 19, 2020, but for such approvals would have expired thereafter, the expiration date for such approvals shall be tolled until December 31, 2024.

To:

Notwithstanding provisions in this ordinance to the contrary, surface parking in the D-1 District that was permitted by variance or other zoning relief granted by the City and in effect as of March 1, 2025, but for which such approval shall have expired thereafter, the expiration date for such approval shall be tolled until December 31, 2029.

The current Section 604(G)(4)(h) has expired as of December 31, 2024, and requires extension accordingly. The Petitioner submits that the parking sector has not recovered from the Covid-19 Pandemic and remains depressed due to a portion of the workforce remaining in “work from home” positions.

Accordingly, the Petitioner submits this Petition to extend the variances and other zoning relief granted by the City.

Signature: /s/ John O. Mancini, Esq.

Attorney on behalf of Peitioner, PRI XIV, LP

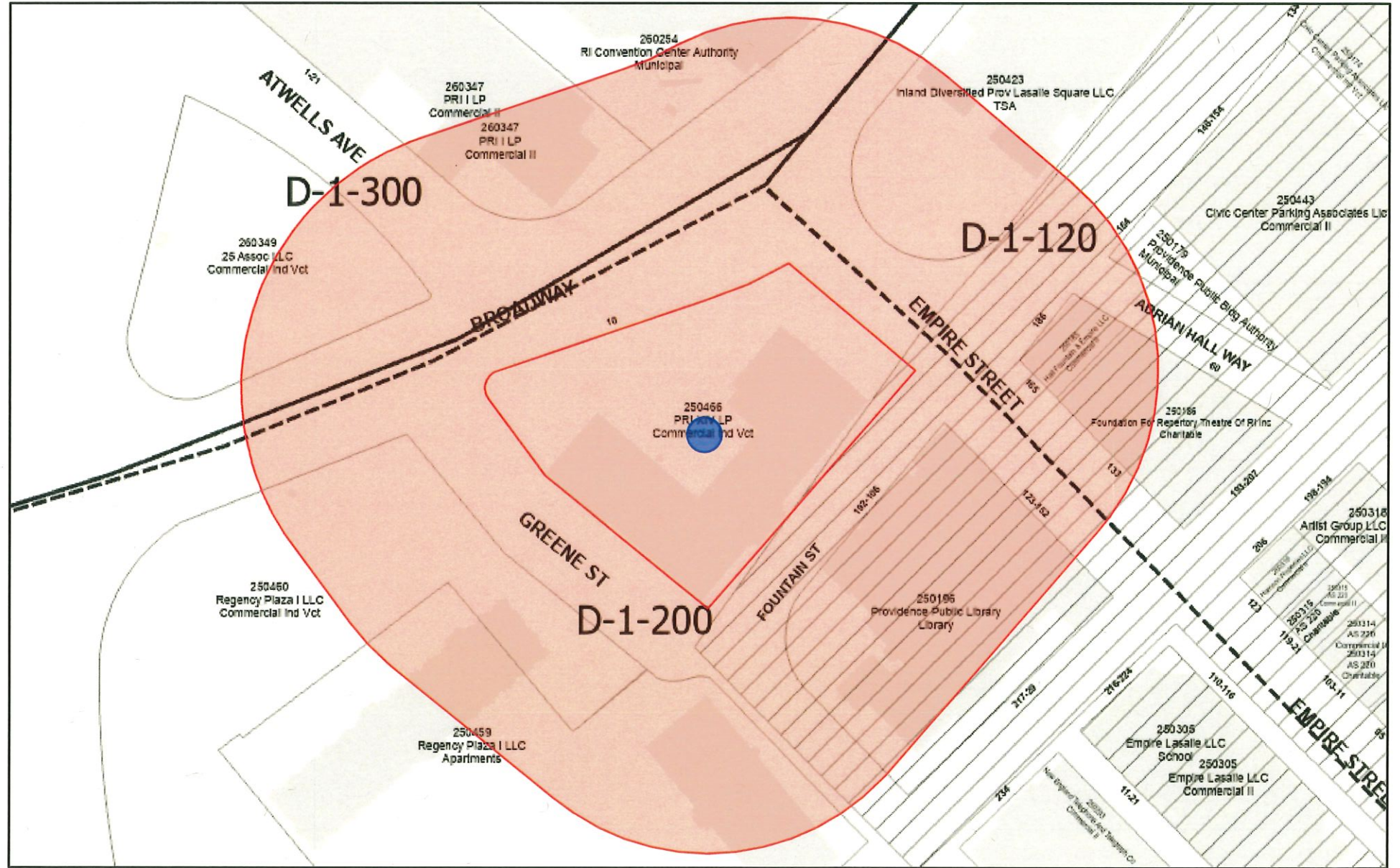
c/o 56 Pine Street, 3rd Floor

Providence, RI 02903

Tel: (401) 343-7000

jmancini@mancinicarver.com

Radius Map



2/3/2025, 1:17:46 PM

