



PROVIDENCE TOMORROW
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ELMHURST AND MT. PLEASANT NEIGHBORHOOD PLAN MAP

July 2009



On May 31, 2006, Mayor Cicilline and the City Council announced the creation of Providence Tomorrow—an innovative and inclusive planning process designed to create a framework for growth and preservation of Providence neighborhoods. Since then, the City Council adopted a new Comprehensive Plan, and the Department of Planning and Development has begun detailed planning studies in each of the city's neighborhoods.

Providence has 25 distinct neighborhoods, each with unique character and identity. While neighborhoods share many features, each has its own set of planning challenges and concerns. An important part of Providence Tomorrow is the in-depth, detailed planning studies that were conducted at the neighborhood level. The neighborhoods were grouped together so that there were ten neighborhood charrettes, or planning studies, conducted from 2007 to 2009.

The Elmhurst and Mt. Pleasant Neighborhood Charrette was held February 25-27, 2008. Sessions were held at the Triggs Memorial Golf Course at 1533 Chalkstone Avenue. Approximately 75 people participated in the charrette, voicing their opinions on how to activate public spaces in the neighborhoods, where they would like to see commercial growth in the future, where infrastructure improvements are needed, and how to protect the existing character of their neighborhood, among other issues. The planning team collected all of the information from the week, and drafted an action plan that was presented at a follow-up meeting in October 2008.

This map is a summary of the information that was collected from residents, business owners and neighborhood youth over the course of an intensive week of many public meetings. The Plan summarizes neighborhood history and demographics, illustrates the existing character of the neighborhoods through photos and typologies of buildings types, and identifies key issues and neighborhood priorities. The Action Plan identifies goals and objectives for the neighborhoods, and the parties who will lead each effort. The Plan will be used to guide the review of development projects in these neighborhoods by the city's boards and commissions, help the City prioritize funding for projects and infrastructure improvements, and provide a guide for redevelopment efforts.

Consider options to create a continuous greenway/multi-use trail through the Mt. Pleasant and Elmhurst neighborhoods to connect the various parks and schools; work with RIC to create walking trails for campus and neighborhood use through their property.



A walking trail could be created throughout the neighborhood, linking various institutions and neighborhood parks to one another.

Work to permanently preserve the open space at Triggs Memorial Golf Course.

✓ Work with RIPTA to increase the frequency of service along Chalkstone Avenue.



As early as the 1880s streetcar lines were established along Chalkstone Avenue to Smith Street and North Providence; although bus service exists along Chalkstone presently, residents have expressed a desire for more frequent service.



The Castle Theatre is a prominent neighborhood landmark.

Update the playground at George West.

Promote the redevelopment or reuse of the Castle Theatre as a neighborhood-serving mixed-use amenity.

Evaluate the programming and upgrade the lighting in Fargnoli Park.



It is hoped that updated lighting in Fargnoli Park will help discourage graffiti and vandalism in the park.

Restore Ravenswood Avenue to two-way travel.

Work with DPW to evaluate ways to make Admiral Street more pedestrian-friendly.



Crosswalks, street trees, lighting, and sidewalks could be improved along Admiral Street.



The pedestrian bridges over the creek in Pleasant Valley Parkway are in poor condition and should be repaired or replaced.



The current two-way configuration along both sides of Pleasant Valley Parkway increases speeding and driver confusion.

Improve Pleasant Valley Parkway.

- Consider making Pleasant Valley Parkway a one-way pair.
- Consolidate or eliminate unnecessary utility poles along the parkway.
- Repair or replace the pedestrian bridges over the park.

Create a visual or physical connection between Pleasant Valley Park and Raymond Street.

Redesign southbound Oakland Avenue to include a drop-off lane, right turn lane, left turn lane, and through travel lane.



The Oakland Avenue curb line should be restored and lanes should be reconfigured along the edge of Greene Middle School to prevent parking and drainage problems.

Work with Roger Williams Medical Center to improve edges along Chalkstone Avenue and Pleasant Valley Parkway through streetscape improvements and landscape buffers.

Rezone existing commercial uses along Chalkstone Avenue between Rosebank and Academy avenues to facilitate development of a commercial node.

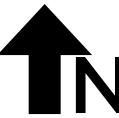


Neighborhood residents expressed a desire to encourage and strengthen existing commercial and neighborhood retail along this portion of Chalkstone Avenue.

Legend

- | | |
|-------------------------------------|---|
| Single Family Residential | Neighborhood Commercial |
| Low Density Residential | General Commercial |
| Medium Density Residential | Downtown/Mixed Use |
| High Density Residential | Business/Mixed Use |
| Waterfront Mixed Use/Nbrhd | Public Space/Open Space |
| Waterfront Mixed Use/General | Institutional District |
| Waterfront/Port | Jobs Only District |
| Recommended shared bike lanes | Possible gateway location |
| Recommended on-street bike lanes | Recommended streetscape improvements |
| Possible transit connection | Recommended landscape buffer |
| Recommended pedestrian improvements | Possible greenway |
| Possible multi-use trail | Discourage commercial expansion beyond boundary |
| Recreation opportunity | Recommended drainage improvements |
| Community garden opportunity | Recommended traffic/intersection improvements |
| Playground opportunity | Recommended traffic signal improvements |
| | Goal/action completed |

1/4 mile 1/2 mile
1/2 km



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LEGEND EXPLANATION



Commercial nodes are identified on the Neighborhood Plan Map in order to direct investment along commercial corridors and create mixed-use centers to promote public transit. These areas have been identified and evaluated as areas within the City where increased building height and density can be accommodated, in order to encourage life and vitality on city streets, particularly along main streets, on corners, and in traditional squares, while allowing for compatible transitions to surrounding areas.



Gateway locations are recommended at strategic spots in the City that may serve as a center or hub of activity and are often located at major intersections. In some cases, gateways are also recommended for areas of a community which have special physical characteristics in order to distinguish them from their surroundings and contribute to their individuality. Gateway locations may be distinguished by a landmark, landscaping, special paving, signage, and/or public art.



Greenways and multi-use trails are recommended to provide active and passive recreation and open space along the waterfront, and to provide continuous connections between open spaces. They may vary in width depending on the potential for adjacent public/open space or other amenities. They may be publicly or privately owned.



Streetscape improvements are recommended where the pedestrian experience should be improved with street trees and other high-quality design elements as well as where paving or other issues exist in the City's public rights of way.



Pedestrian improvements are recommended in order to encourage pedestrian travel by providing safe walkways, corridors, and intersections, and may include installing traffic calming features and signage as well as shortening crossing distances or lengthening pedestrian crossing times at key intersections.



Traffic/intersection improvements are recommended to help existing streets operate more efficiently to carry a greater volume of vehicles. Improvements may include upgrades to the City's road system with proper lane designations, adequate signs, and traffic signal improvements; and, in some cases, evaluating existing traffic patterns in the neighborhoods and making recommendations for alterations and improvements where necessary.



Shared and on-street bike lanes are recommended to provide for ease of bicycle movement throughout the City for commuting, recreation, and other trips. Goals include completing the signing and striping of the Providence Bicycle Network, evaluating ways to improve bicycle connections between neighborhoods, exploring the potential for incorporating bicycle lanes as part of pavement resurfacing projects in the City, and pursuing supplemental funding sources for bicycle network development.



Drainage improvements are recommended to improve storm water management and to increase the amount of permeable surface city-wide by reviewing, creating, amending, and enforcing City policies and regulations.



Landscape buffers are recommended to ensure that residential areas are buffered from adjacent uses, such as institutional or industrial development. Care should be taken at these edges to address setbacks, landscaping, and other buffer strategies to ensure compatibility with less intense uses.

The **land use designations** shown on the Neighborhood Plan Map depict specific land uses for each area based on the Official Land Use Map as established in December 2007. Though many land use areas contain multiple uses, the descriptions of each designation depicted on the map refer to the dominant use. Where changes to the Official Land Use Map are recommended, it has been noted on the Neighborhood Plan Map.



Single-Family Residential areas are characterized by one-family dwellings in detached structures on separate lots. Lot sizes vary by neighborhood, with most ranging from 3,200 to 6,000 square feet.



Low-Density Residential areas are characterized by one-family and two-family dwellings in detached structures on separate lots. Buildings typically range in height from one to three stories. Lot sizes vary by neighborhood, with most ranging from 3,200 to 5,000 square feet. In some areas, small-scale commercial uses, such as neighborhood corner stores, may be appropriate.



Medium-Density Residential areas are characterized by one- to three-family dwellings and multi-family dwellings on separate lots. Buildings typically range in height from one to three stories. Lot sizes may vary by neighborhood, with most ranging from 3,200 to 5,000 square feet. In some areas, small-scale commercial uses, such as neighborhood corner stores, may be appropriate.



Neighborhood Commercial/Mixed-Use areas are characterized by traditional, pedestrian-oriented uses that serve local neighborhood needs for convenience retail, services, professional offices, and housing. Buildings are set close to the street, with entrances and façades oriented toward the street. Residential uses are encouraged.



Public Space/Open Space areas are intended to ensure that open space and areas for public buildings and facilities are preserved in the City. These areas are characterized by parks, baseball fields, soccer fields, and supporting uses, as well as areas for passive recreation. Other typical uses include government-owned park and recreation areas and public buildings such as fire stations and schools. These areas are publicly owned.

Institutional Districts are institutional campuses, designed to permit institutional growth and development while controlling and limiting negative impacts on neighborhoods.

ELMHURST AND MOUNT PLEASANT NEIGHBORHOOD ACTION PLAN INITIATIVES

Initiatives/Projects	Actions	Project Lead	Target Date
Actively involve the Elmhurst and Mt. Pleasant neighborhoods in community decision-making.			
Promote collaboration between City government, neighborhood residents and businesses to achieve the vision for Elmhurst and Mt. Pleasant.	Identify strategies to broaden community participation in implementing the plan, such as creation of neighborhood and merchant associations, outreach plans, etc.	DPD, Community Groups	Ongoing
	Identify potential partners, such as businesses and non-profit organizations, that can assist in completing specific projects.	DPD, Community Groups	Ongoing
Ensure that all projects and initiatives contribute to achievement of the long-term vision.	Evaluate projects for consistency with the City's Comprehensive Plan and adopted neighborhood plan.	DPD	Ongoing
	Include neighborhood outreach and communication as part of the planning and development of significant public and private projects.	DPD	Ongoing
	Develop education and awareness programs to assist residents in understanding how different projects such as street tree plantings, recycling programs, etc. can improve their neighborhood.	DPD	Ongoing
Preserve and enhance Elmhurst and Mt. Pleasant as urban neighborhoods with a high quality of life.			
Maintain and improve the character of the neighborhoods, particularly the residential areas.	Create a brand for the neighborhoods e.g. "The Best of the Suburbs in the City."	DPD, Community Groups	Short-term
	Use the neighborhood typologies to develop zoning regulations that promote the best examples of existing neighborhood character.	DPD	Short-term
	Encourage the merging of undersized vacant lots with existing development to preserve open space.	DPD	Mid-term
	Strictly enforce hardship requirements for variances that may be detrimental to neighborhood character.	ZBR	Ongoing
	Increase enforcement of city ordinances such as paving limits, property maintenance and residential occupancy limits.	DIS	Ongoing
	Identify areas suitable for on-street overnight parking.	DPD, TED	Short-term
	Establish landscaping and lighting standards for residential neighborhoods and identify streets within the neighborhoods for improved landscaping and lighting.	DPW	Ongoing
Increase opportunities for and access to safe and affordable housing.	Target properties with minimum housing code violations and complaints for enforcement.	DIS	Ongoing
	Publicize existing housing programs such as down payment assistance, emergency repairs and lead abatement, through distribution of brochures at neighborhood centers, meetings and events.	DPD	Ongoing
	Encourage CDCs working in adjacent neighborhoods to build housing in Elmhurst and Mt. Pleasant.	DPD	Ongoing
Preserve historic resources.	Consider adding regulatory protection to the following properties that are individually listed on the National Register of Historic Places or determined to be eligible for listing on the National Register, but are not currently protected by Historic District Zoning: <ul style="list-style-type: none">Elizabeth C. O'Connell House, Lying-in Hospital (now part of Roger Williams Hospital)WM Bailey House (now St. Dominic Hall, P.C.)G.M. Bradley House (now St. Martin Hall, P.C.)Winsor-Swan-Whitman FarmZachariah Allen House	DPD, HDC	Short-term
Improve neighborhood infrastructure.	Evaluate the drainage system along the southern end of Mt. Pleasant High School to determine the cause of the flooding problem, and identify solutions.	DPW	Mid-term
	Consider applying guidelines that would require "green" approaches to storm water management, reducing new storm water discharges.	DPW, DPD	Short-term
	Work with the City Forester to maintain street trees in the neighborhoods and to promote Trees 2020 in these neighborhoods.	Community Groups	Ongoing
	Update the Atwells Ave/Manton Ave intersection through the Manton Avenue Streetscape Improvement Project through reconfiguration of the intersection, installation of new sidewalks and pedestrian crossings and installation of a traffic signal.	DPD, DPW, RIDOT	Underway
Improve community safety.	Work with the Department of Public Works to identify funding for a comprehensive inventory of sidewalks throughout the city, and develop clear maintenance and performance goals, eliminating the need for special requests to be made for routine maintenance and repairs.	DPD, DPW, Community Groups	Mid-term
	Promote continued and improved interaction between the police and the community so that the police are better acquainted with community issues and community members.	Community Groups, PPD	Ongoing
	Establish neighborhood watch programs in addition to the Friends of Elmhurst program.	Community Groups, PPD	Ongoing
	Create a neighborhood police liaison program.	Community Groups, PPD	Short-term



Initiatives/Projects	Actions	Project Lead	Target Date
Preserve and enhance Elmhurst and Mount Pleasant as urban neighborhoods with a high quality of life. (Cont.)			
Improve connections within the neighborhoods and from the neighborhoods to the city for driver, bikers, walkers, and transit users.	Work with RIPTA to increase the frequency of service on Chalkstone Avenue.	DPD, RIPTA	Short-term
	Work with RIPTA and other departments to develop distinct branding for transit maps, schedules and signs.	DPD, RIPTA	Mid-term
	Improve pedestrian connections across major corridors such as Chalkstone Avenue, River Avenue, Smith Street, Academy Avenue, and Admiral Street.	DPW, RIDOT	Mid to Long Term
	Evaluate ways to make Admiral Street more pedestrian-friendly.	DPW	Mid-term
	Evaluate ways to make Smith Street, Admiral Street, Chalkstone Avenue, Academy Avenue and River Avenue more bicycle friendly including bike lanes or sharrows (Share the Road markings).	DPW, DPD	Mid-term
	Restore Ravenswood Avenue to two-way travel.	DPWTED	Mid-term
	Evaluate the Forbes/Ardmore intersection for circulation improvements.	DPW, TED	Mid-term
Upgrade and Restore Pleasant Valley Parkway.	Evaluate the Smith/Whitford/Wyndham intersection for improvements.	DPW, TED	Mid-term
	Work with the State to provide better pedestrian amenities for crossings at key intersections on Smith Street such as curb extensions, elevated crosswalks or push button lights as appropriate.	RIDOT	Mid-term
	Examine the current traffic configuration and consider making the road a one-way pair.	DPW, TED	Long-term
	Evaluate drainage system along Pleasant Valley to determine the cause of the existing flooding problems and identify possible solutions.	DPW	Mid to Long-Term
	Create a visual or physical connection from Pleasant Valley Parkway to Raymond Street.	Parks, DPD, DPW	Long-term
	Create a connection between Pleasant Valley Parkway and Davis Park.	Parks, DPD, DPW	Mid-term
	Consolidate or eliminate utility poles along Pleasant Valley Parkway.	DPW, National Grid	Long-term
Based on an extensive review of use patterns and current land use regulations, zoning amendments and comprehensive plan amendments should be considered for the following areas to reflect existing uses, encourage appropriate new uses and protect neighborhood character.	Create a walking trail through the neighborhood to create connections to the parkway.	Parks	Mid-term
	Repair or replace the bridges over the stream in the park.	Parks	Short to Mid Term
Elmhurst	Parcels along Admiral Street between Sharon and Hillview from three-family residential to two-family residential.	DPD	Short-term
Mount Pleasant	Parcel at the intersection of Old Road and Gentian from limited commercial to residential.	DPD	Short-term
	The intersection of Atwells Avenue and Manton Avenue from general commercial to limited commercial.	DPD	Short-term
Increase opportunities for business and job growth.			
Create a vibrant retail district at Chalkstone and Academy.	Promote the Neighborhood Markets program to help with training, façade improvements, district identities and signage.	DPD, PEDP	Ongoing
	Encourage rehabilitation of commercial buildings.	DPD	Ongoing
	Promote the redevelopment or re-use of the Castle Theater.	DPD, Community Groups	Short-term
	Ensure buffers between commercial and residential uses.	DPD	Short-term
	Consider parking meters or signage to encourage turnover of on-street parking spaces for small business customers.	TED	Ongoing
Promote business growth in the neighborhood.	Work with the CPC to create a commercial node on Chalkstone Avenue between Rosebank and Academy avenues.	DPD	Short-term
	Publicize incentives available for job creation such as the revolving loan fund.	DPD, PEDP	Ongoing
	Promote business assistance programs such as technical assistance, storefront improvement grants and micro-loans.	DPD	Ongoing
	Promote merchant groups for Chalkstone Ave and Smith Street.	DPD, PEDP	Ongoing
	Meet with business owners to understand needs, concerns and issues.	DPD	Ongoing



Initiatives/Projects	Actions	Project Lead	Target Date
Establish neighborhood institutions as anchors in the neighborhoods.			
Create a campus environment around Roger Williams Hospital, Veteran's Medical Center, Davis Park and Nathanael Greene Middle School.	Work with the hospitals, parks department and school department to establish uniform standards for the public realm: fencing, lighting (street and pedestrian), landscaping, street trees, and banners.	DPD, Parks, Institutions	Short to Mid term
	Redesign southbound Oakland Avenue to include a drop off lane, right turn lane, left turn lane, and through travel lane.	DPW, Schools	Short-term
	Work with the hospitals to improve their neighborhood edges including landscaping, sidewalks, and lighting through the Institutional Master Plan process.	DPD, City Forester	Short-term
Work with institutions and schools to better integrate within the neighborhoods.	Encourage the Diocese of Providence and the De La Salle Christian Brothers to continue to restore the wetlands on their properties.	DPD	Short-term
	Work with the school department to allow neighborhood use of outdoor recreation fields and facilities when not in use by the schools, particularly the fields at Mt. Pleasant High School.	DPD, School Dept.	Short-term
	Work with RIC to create walking trails for campus and neighborhood use through their property.	Parks, RIC	Mid-term
	Improve the edge of Roger Williams Hospital facing Pleasant Valley Parkway through landscaping and lighting upgrades.	RWH, Community Groups	Mid-term
	Improve the edge of Veteran's Medical Center facing Chalkstone Avenue through landscaping and lighting upgrades.	VMC, Community Groups	Mid-term
	Work with RIC and PC to allow neighborhood residents to use campus facilities such as libraries and recreational facilities.	Community Groups, RIC, PC	Mid-term
	Increase the collaboration between PC, RIC and neighborhood residents through educational programs and services, mentoring neighborhood students and other learning opportunities.	Comunity Groups, RIC, PC	Mid-term
Improve access to and increase opportunities for recreation and enjoyment of open space.			
Improve neighborhood maintenance, programming and access to existing parks spaces.	Evaluate the programming in Fargnoli Park to ensure it is meeting residents needsa and upgrade lighting to improve safety and security.	Parks	Mid-term
	Update the playground at George West Park.	Parks	Mid-term
	Evaluate the utilization of Triggs Memorial Golf Course to determine if there is excess property that could be used for other recreational uses.	Parks	Short-term
	Work to permanently preserve the open space at Triggs Memorial Golf Course.	Parks	Long-term
	Examine the feasibility of renovating or constructing a new club house at the golf course.	Parks	Short-term
	Identify other opportunities for recreation on underutilized golf course lands.	Parks	Short-term
	Upgrade the facilities at Davis Park, including lighting and fields.	Parks	Completed
Create opportunities for new park and open spaces and community gardens.	Continue the overall upkeep and maintenance in Fargnoli, Davis and West Parks.	Parks	Ongoing
	Work with the School Dept. to upgrade the athletic fields at Mount Pleasant High School and to open the fields to the public when school is not in session.	Parks, Schools	Short-to Mid-term
	Build a continuous trail through the neighborhoods to connect Davis Park, Twitchell Park, Greene School, Pleasant Valley Parkway, LaSalle Academy, Mt. Pleasant High School, Triggs Golf Course, and Pleasant Valley School.	Parks, Community groups	Mid to Long Term
	Identify and evaluate the best locations for community gardens and the level of sustained interest among residents in those areas to maintain and support community gardens.	Parks, Community groups	Short-term
	Work with local PTOs to consider establishing community gardens on school grounds, with an education component for students.	Parks, Schools	Short-term



An important objective of Providence Tomorrow is to track and report progress in achieving the action items identified in the Neighborhood Action Plans. City departments and the City Plan Commission will regularly review objectives and track progress.