Historically the meeting of Westminster Street and Cranston Street has been an important crossroads in Providence for entertainment, business, and lodging. First as the location of the Hoyle Tavern, and later home to Citizen’s Bank. The vacant bank and an expanse of asphalt parking is what remains today. The mixed-use development proposal seeks to re-establish this crossing as both a gateway and destination for neighbors and visitors to the Westend.

The existing bank and annex building are converted into a hotel. The Westend has lacked any kind of neighborhood hotel and interest from national chain hotels to build new ground up hotels in the immediate vicinity shows that there is a need. The site is easy walking distance to the downtown entertainment district and at the juncture of public transportation lines.

A lively streetscape is created by three and four story mixed-use buildings with ground floor commercial space on Westminster and Cranston Streets. Apartments ranging from studios to two bedrooms will occupy the rear ground level and upper floors. Both market rate and affordable units are included.
The large triangular block is split with a cross access roadway. One way circulation moving southward from Westminster Street to Cranston Street runs in the opposite direction of Thomas P. Whitten Way. The limited number of access points to the site creates a pedestrian friendly streetscape with few vehicular crossings.

The existing bank and annex buildings create an urban street face that is to be extended throughout the rest of the block. All buildings are built at the edge of the sidewalk with no setback and small side yards. Building heights will range from three to four stories. The buildings are mixed use with ground floor commercial spaces and residential apartments.

Vehicular circulation throughout the site is lined with 90 degree parking spaces. Sidewalks on both sides of the new roadway and along the rear of the buildings creates a pedestrian friendly environment providing easy access through the site, to building entry points, and green space.

Large open greenspace is created at the center of the site that is to be edged with shade trees and provide an open space for gatherings. Tree wells with street trees are along Westminster and Cranston Streets.
- The plaza at the intersection is activated with outdoor seating and buffered from the street with plantings.
- The grand entry to the former bank building will be used to access the public amenities of the hotel including either restaurant/bar or a pop-up dining venue.
- The banking hall will be a flexible space that will be able to be used for public gatherings as well as private events.
- Features of the old bank including the walk-in safes and vaulted ceiling will highlight the history of the building.
- Guest drop off is located at the rear of the building. Second floor roof deck over the entry looks onto the former banking hall.
- Hotel suites are located on the second floor of the annex and a new construction wing along Cranston Street.
- The size of the existing annex building, arrangement of the structure, and window openings are ideal for conversion to a hotel suites on the second floor.
- Depending on need, a third floor could be added to the annex to create an identical floor plate of hotel rooms to double the number of rooms.
- A corresponding new hotel wing is proposed along Cranston Street of similar size and scale of the current annex for additional suites.
- The ground floor of the annex is to be used for small local businesses including retail, professional office, services, and co-working.
**MIXED-USE APARTMENT BUILDINGS**

- Three and four story mixed-use buildings along street edge.
- Sub-dividable commercial space facing the primary street on the ground floor with recessed center entry and large storefronts.
- Ideal for small local businesses including retail, professional office, restaurant, and services.
- Recessed residential entry on rear side of building facing parking area and open space.
- Two ground level residential apartments on the ground level at the rear of the building.
- Range of apartment sizes from studio apartments to two bedroom apartments to create a diverse tenant mix. Six units per floor.
- Affordable units included.
- Bay windows and small balconies.

**ELEVATION**

- Potential fourth floor
- Residential
- Residential
- Commercial ground floor on street side

**GROUND FLOOR**

- 800 SQ.FT. 1 BED
- 490 SQ.FT. STUDIO
- 490 SQ.FT. STUDIO
- 1,000 SQ.FT. 2 BED
- COMMERCIAL SPACE
- SUB-DIVIDABLE

**UPPER FLOORS**

- 690 SQ.FT. 1 BED
- 690 SQ.FT. 1 BED
- BALCONY
- BALCONY

**NEW STOREFRONTS**

- Existing iron fencing to be removed in front of annex and window sills lowered to grade and replaced with new storefronts for small businesses. Small projecting canopies for signage over new storefront.

**EXISTING DESIGN FEATURES**

- Proposed

- Existing iron fencing to be removed in front of annex and window sills lowered to grade and replaced with new storefronts for small businesses. Small projecting canopies for signage over new storefront.