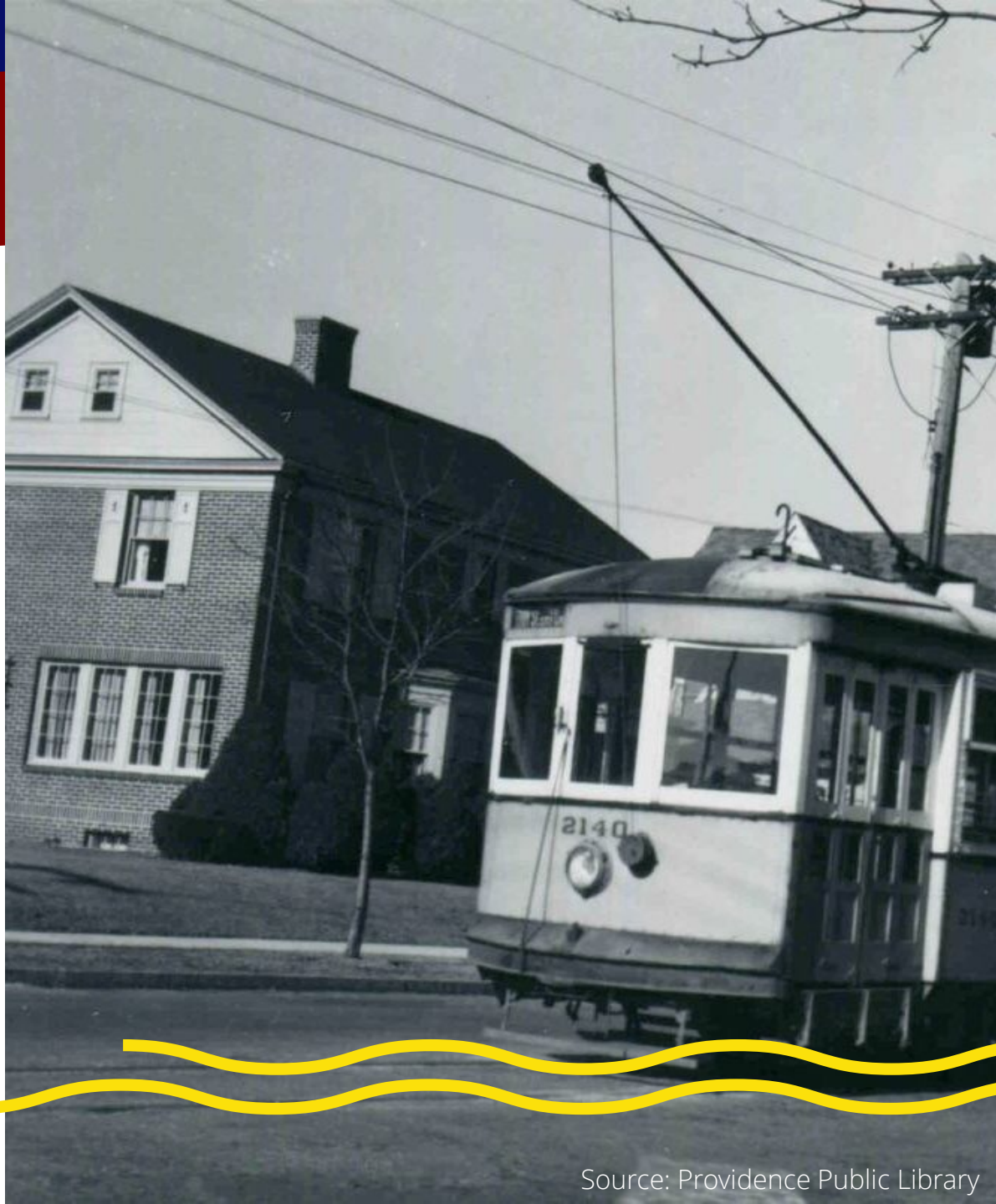


Cranston Mixed Use Centers and Corridors

Community Meeting
June 18, 2026



AGENDA

- Background
- Project Overview
- Zone Selection
- Draft Purpose
- Proposed Zoning Changes





What comes to mind when you think of mixed-use development?

BACKGROUND



In October 2025, Cranston received \$80K in funding from **RI Housing** to support the creation of transit-oriented development districts that enable additional housing development in proximity to transit.



BACKGROUND

History of mixed use visioning and planning

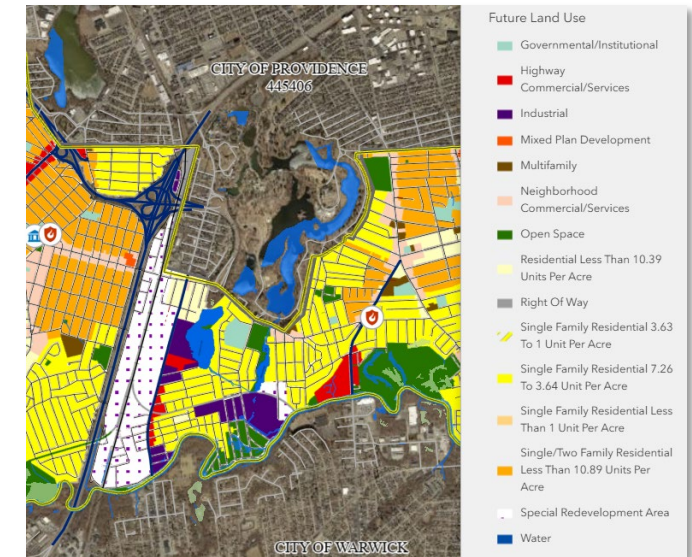
State of Rhode
2040 Long Range Transportation Plan

Passenger and Freight Rail Supplement

Meeting the Provisions of Passenger Rail Investment and Improvement Act of 2008 (PRIIA) and Fixing America's Surface Transportation Act (FAST Act) of 2015

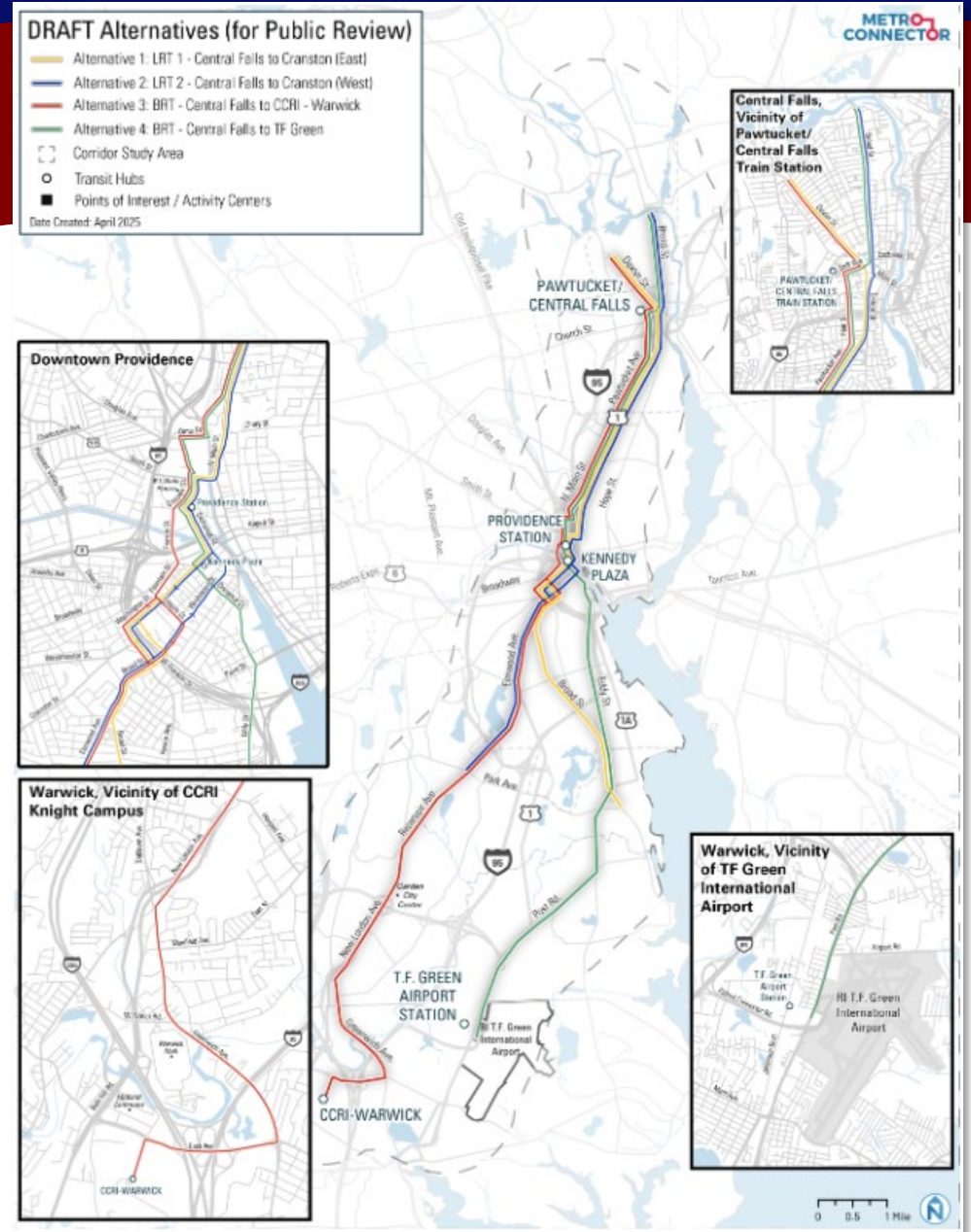
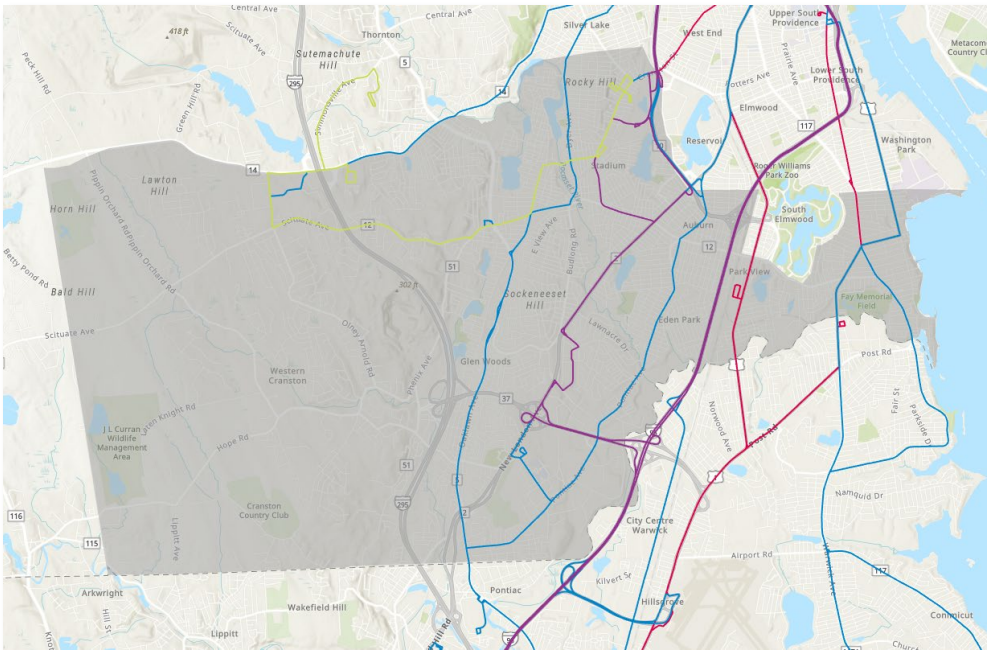


Figure 2-4 Wellington and Elmwood Avenues - TOD Option
Light colored circles show 1/4 and 1/2 mile walking distances, light colored arrows show options for existing and new pedestrian/bike connections



BACKGROUND

Existing and potential multimodal transportation



MIXED USE PLANNING AROUND THE STATE

[City Centre Warwick](#)



[Grow Smart RI](#)

PROJECT OVERVIEW

WINTER 2026

**Data Collection
and Evaluation**

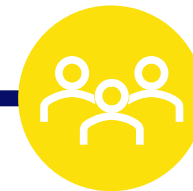


Site Walk

SPRING - SUMMER 2026

**Zone
Selection**

**Draft Zoning
Amendments**



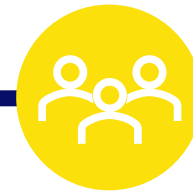
Public
Meeting



City Plan
Commission

**FALL 2026
AND BEYOND!**

**Final Zoning
Amendments**



City
Council



EVALUATION FRAMEWORK

Existing and Future
Transit Potential

Economic Potential

Equity

Land Use /
Development
Potential

Adopted Plans & Site
Walk Feedback

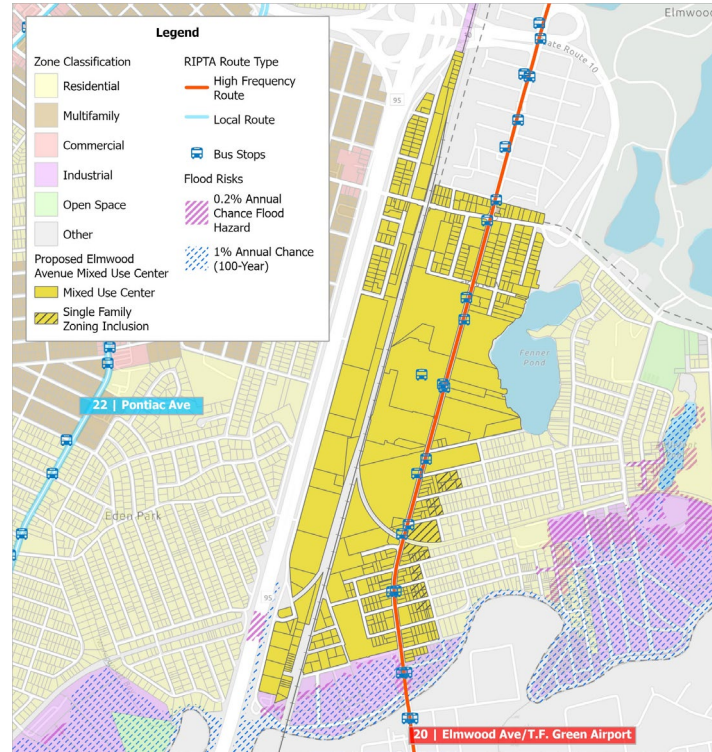
Potential Barriers



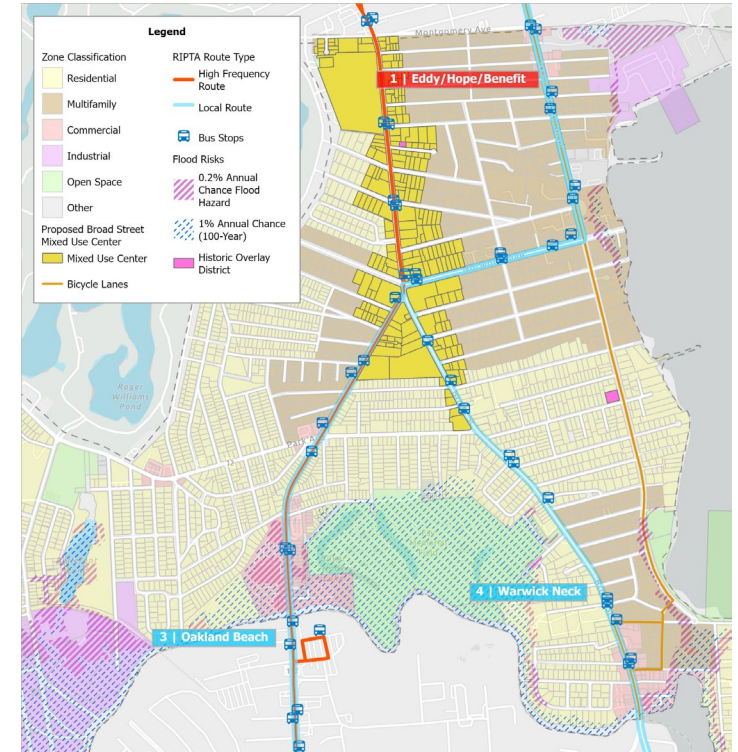
POTENTIAL MIXED USE CENTERS & CORRIDORS



Pontiac Ave, Rolfe Square, and Park Ave



Elmwood Ave & Wellington Ave



Broad Street



DRAFT PURPOSE

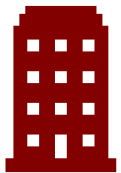
The purposes of the Mixed-Use Centers and Corridors Overlay Districts are to:



Connect housing, commerce, and transit opportunities



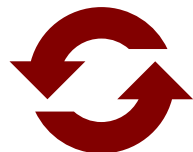
Provide standards for high-quality development, adaptive reuse, and rehabilitation



Increase housing supply and options including multifamily, mixed-use, and live/workspace

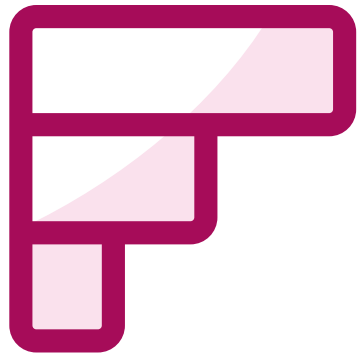


Create a pedestrian-friendly environment to encourage walking, bicycling and transit use



Reflect the community context and enhance the livability of the district





Which purpose do you think is most important? Please rank.

INCREASE HOUSING



Align Lot Requirements with Existing Context



Allow Multifamily Housing by Right



Allow Accessory Dwelling Units by Right



Allow Mix of Commercial and Residential Uses



Encourage Redevelopment



Encourage Affordable Housing



CREATE WALKABLE PLACES



Add Incentive Zoning



Reduce Parking Requirements



Increase Maximum Building Height



Reduce Minimum Yards / Setbacks



Encourage Public Space



Promote Active Ground Floor Uses





What feature do you believe should be prioritized in new developments?

CONTACTS

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