

Providence City Plan Commission

July 20, 2021



AGENDA ITEM 3 ■ 311 KNIGHT STREET



View of the building from West Fountain Street



Aerial view of the site



Rendering of the building from Westminister Street

OVERVIEW

OWNER/APPLICANT:	K&S Development, Applicant Gary Badessa and Providence Recon Corp, Owners	PROJECT DESCRIPTION:	The applicant is requesting a major change to an approved preliminary plan for a mixed-use development with retail and parking on the ground floor and 34 units on the four upper stories. The applicant is seeking a major change to provide 41 dwelling units and change the amount of parking spaces from 34 to 36. This is considered a major change as it affects the number of dwellings and parking spaces. The applicant is seeking a dimensional adjustment for the number of parking spaces where 41 spaces are required but 36 will be provided. A design waiver for transparency of less than 50 percent on the ground floor is also requested.
CASE NO./PROJECT TYPE:	19-051MA Major Change		
PROJECT LOCATION:	311 Knight, 321 Knight and 1077 Westminister Street AP 32 Lots 420, 49 and 472	RECOMMENDATION:	Approval of the major change subject to the noted findings and conditions
NEIGHBORHOOD:	Federal Hill	PROJECT PLANNER:	Choyon Manjrekar



Fifth floor plan



Proposed site plan 1st floor

PROJECT OVERVIEW

The applicant is requesting a major change to an approved preliminary plan for a mixed-use development with retail and parking on the ground floor and 34 units on the four upper stories. The plan was approved in December 2019 with a dimensional variance from provision of a loading space, a design waiver for provision of parking within 20 feet of a main street and dimensional adjustments for height and parking. The adjustments allowed for a height of five stories and 56’ and provision of 32 parking spaces where 34 were required. The applicant is seeking a major change to provide 41 dwelling units and change the amount of parking spaces from 34 to 36. This is considered a major change as it affects the number of dwelling units and parking spaces. The applicant is seeking a dimensional adjustment for the number of parking spaces where 41 spaces are required but 36 will be provided. A design waiver for transparency of less than 50 percent on the ground floor is also requested.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

The C-2 zone permits residential and commercial mixed use development by right.

Dimensions and site design

The lots collectively measure approximately 15,390 SF. Upon merging, the site will be an irregularly shaped lot with frontage on Knight and Westminster Streets. The building’s 14,455 SF footprint amounts to lot coverage of approximately 94 percent. The C-2 zone does not limit building coverage and impervious surface coverage. Approximately 1956 SF of commercial space, a lobby and 36 internal vehicle parking spaces with bicycle spaces will be provided on the first floor. The commercial space will be accessible to pedestrians from Westminster Street and the residential lobby can be accessed from Knight Street. Vehicular access to the parking area will be provided from Westminster Street. The CPC granted a design waiver to provide parking within 20 feet of Westminster Street—a main street—at the preliminary plan stage.

The CPC granted a dimensional adjustment to accommodate the proposed height of 56 feet and five stories. The fifth story is set back approximately eight feet from portions of the Knight Street and Westminster street façades to reduce the visual impact of the additional height from street level. Approximately 75 percent of the fifth story will be set back from the street. Plans include sight diagrams which show that the visual impact from the ground level will be minimal.

The building's exterior is primarily composed of brick and metal paneling with bay windows that will project over Knight Street. By employing a unified architectural theme, and articulations on the façade, the design is in conformance with the ordinance's design requirements for multifamily development.

Parking and traffic

With additional units proposed, 41 parking spaces are required for the development, calculated as one per dwelling unit. No parking is required for the 1956 SF of commercial space as the first 2,500 SF of commercial space is exempt from providing parking in the C-2 zone. Thirty six internal parking spaces will be provided on the first floor. Therefore, the applicant is requesting an adjustment for five parking spaces.

One off-street loading space is required as the development is a multifamily dwelling with over 40,000 SF of area. The CPC granted zoning relief from this requirement when approving the preliminary plan.

Dimensional Adjustment

The applicant is requesting a dimensional adjustment for five parking spaces where 41 spaces are required but 36 internal spaces will be provided.

The site is irregularly shaped with internal parking provided from a vehicular entrance on Westminster Street. The lot is not large enough to accommodate parking for all 41 units, and comply with the requirement to provide commercial space on the first floor of a main street. Westminster Street is considered a main street, a busy commercial corridor that offers ample onstreet parking, public transit access and bicycle infrastructure, which can make up for the shortfall of five spaces. Long term bicycle parking will be provided in the parking area, which would further reduce the reliance on vehicle parking. The applicant has indicated that a shortfall in parking spaces could be made up by leasing spaces offsite. However, these spaces cannot be considered in the parking calculation as they cannot be deed restricted to parking for the building. It is the DPD's opinion that the CPC should grant the requested adjustment, finding that it is required due to the nature of the site, and recognizing that the applicant will provide mixed used development with at least 50 percent residential development and structured internal parking as amenities.

Design waiver

The applicant is requesting a design waiver from section 503.A.3 of the ordinance, which requires that ground floor façades shall contain a total area of 50 percent or more transparency of the wall area. The applicant is seeking a waiver from this requirement with 24% of transparency provided. Based on provided elevations, the building lobby and commercial areas on Westminster and Knight Street will be completely transparent. The opaque areas on the façade correspond to the parking area and will be detailed with green walls with plantings. As discussed, the building's layout is related to the unique configuration of the property. Parking in proximity to Westminster Street is required for the development to provide access from a main street and to serve vehicles traveling to the development. It is the DPD's opinion that shielding the garage from public view would better serve the streetscape as it would prevent the façade from being dominated by views of the parking area. The landscaping would provide some variety to the façade, so as to not render it completely blank. The DPD recommends that the CPC grant the waiver, finding that it is related to the unique character of the property.

Landscaping

The site area measures approximately 14,250 SF requiring approximately 2,140 SF of canopy coverage. The applicant is proposing to meet this requirement by planting three large trees and one medium tree, and preserving a large street tree. This would exceed the amount of required coverage.

Stormwater management and erosion control

A drainage plan with calculations was submitted at the preliminary plan stage. Stormwater runoff will be treated through the use of best management practices including a green roof and bioretention basins that will aid in the removal of pollutants and recharge the groundwater. The plan shows that offsite flow will be reduced for 1 – 25 year events.

The stormwater mitigation plan has been reviewed by the Narragansett Bay Commission (NBC), who found that there will be no adverse impacts based on applied measures.

A sediment and erosion control plan has been submitted. Sediment will be stored in a temporary containment area during construction and straw wattle and an erosion control fence will be located on the perimeter to prevent runoff from the site.

FINDINGS

Section 806 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 Preliminary 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 *Providence Tomorrow: The Comprehensive Plan* designates for Neighborhood Commercial/Mixed Use development, where housing and mixed use development is encouraged.

Provision of housing would conform to objective H-2 of the comprehensive plan which encourages creation of new housing opportunities and improvement of the City's housing stock.

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

Use: The property is zoned C-2 which permits mixed use development by right.

Dimension: The development largely conforms to the dimensional and design requirements of the C-2 zone. The CPC should grant the requested dimensional adjustment for five parking spaces, and the design waiver for less than 50 percent transparency on the front façade finding that they are required due to the nature of the site, and recognizing that mixed use development and indoor parking will be provided as amenities.

Parking: The applicant will meet the parking requirement subject to the CPC granting a dimensional adjustment for five parking spaces in order to meet the 41 space requirement. The CPC has granted a variance from provision of an off-street loading space. Therefore, the development will meet the parking requirement.

Landscaping: The applicant will meet the canopy coverage requirement by planting four, and maintaining one street tree on Westminster and Knight Streets.

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.*

A stormwater management plan is not required per the City Ordinance, however, the applicant has provided stormwater management measures which have been approved by the NBC. An erosion control plan has also been submitted. The CPC previously granted a waiver from submission of all state approvals at the preliminary plan stage, which will be submitted with the final plan. No negative environmental impacts are expected as the applicant is required to conform with all 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.*

An encroachment permit is required for the building footings. The applicant shall merge the lots prior to final plan approval. There are no physical constraints that impact development of this property as it will conform to the dimensional requirements of the zoning ordinance upon merging of the lots and subject to granting of the requested waivers and adjustments.

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 is provided from Westminster and Knight Streets. The applicant requires an alteration permit from the DOT for the curb cut on Westminster Street and an alteration permit from the City for the curb cut on Knight Street.

RECOMMENDATION

1. The CPC should grant the dimensional adjustment for five parking spaces, finding that it is required due to the site's layout and that the applicant has provided mixed use and indoor parking as amenities to be eligible for the adjustments.
2. The CPC should approve the major change to the plan.
3. The applicant shall merge the lots prior to final plan approval.
4. The applicant shall obtain encroachment permits for the building footings at the final plan stage.
5. Final plan approval should be delegated to DPD staff.



311 KNIGHT STREET
CPC PRESENTATION

JUNE 17, 2021

ZONING:
 C-2 ZONE
 HISTORIC OVERLAY DISTRICT (ARMORY)
 MIN. LOT AREA: NONE
 MIN. BUILDING HEIGHT: 16'
 MIN. FIRST STORY HEIGHT: 11'
 MAX. BUILDING HEIGHT: 50',
 NOT TO EXCEED 4 STORIES
 MAX. BUILDING COVERAGE: NONE
 FRONT SETBACK: BUILD TO ZONE OF 0'-5'
 INTERIOR SIDE SETBACK: NONE, 10' WHEN ABUTTING A
 RESIDENTIAL DISTRICT
 CORNER SIDE SETBACK: BUILD TO ZONE 0'-5'
 REAR SETBACK: NONE, 20' WHEN ABUTTING A RESIDENTIAL
 DISTRICT

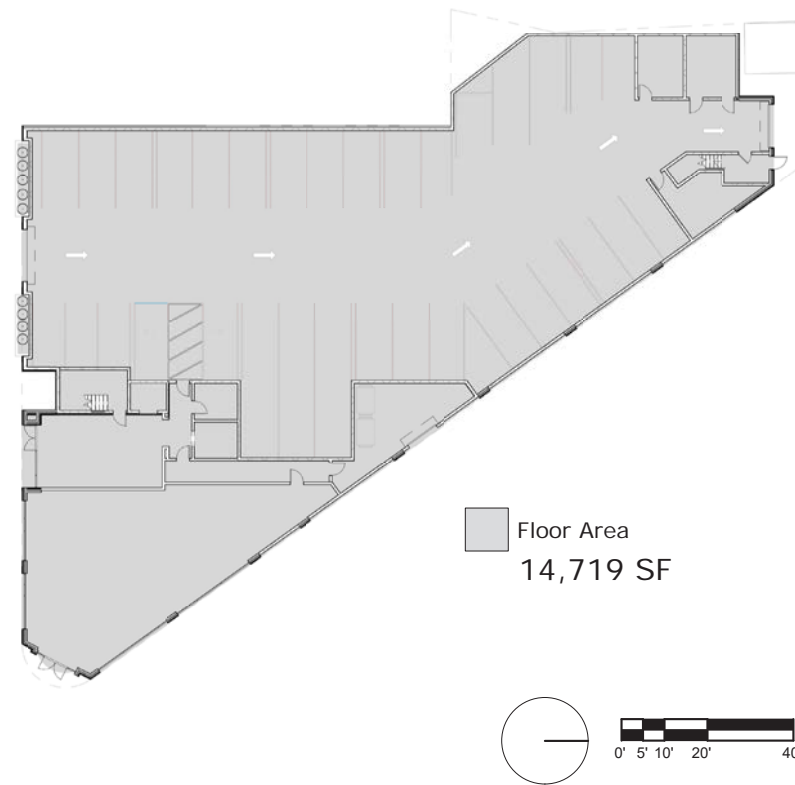
PARKING SUMMARY:
 28 STANDARD PARKING SPACES PROVIDED
 6 COMPACT PARKING SPACE PROVIDED
 2 ACCESSIBLE PARKING SPACE PROVIDED
36 TOTAL PARKING SPACES PROVIDED

PARKING CALCULATIONS:
DWELLING - MULTI-FAMILY:
 1 PARKING SPACE PER DWELLING UNIT = 41 CAR SPACES
 1 BICYCLE SPACE PER 5 DWELLING UNITS = 8 BICYCLE SPACES
RETAIL GOODS ESTABLISHMENT:
 1 PARKING SPACE PER 500 SF
 0 BICYCLE SPACES (UNDER 10,000 SF)
 1,956 SF / 500 SF = 3.91 ~ 4 CAR SPACES

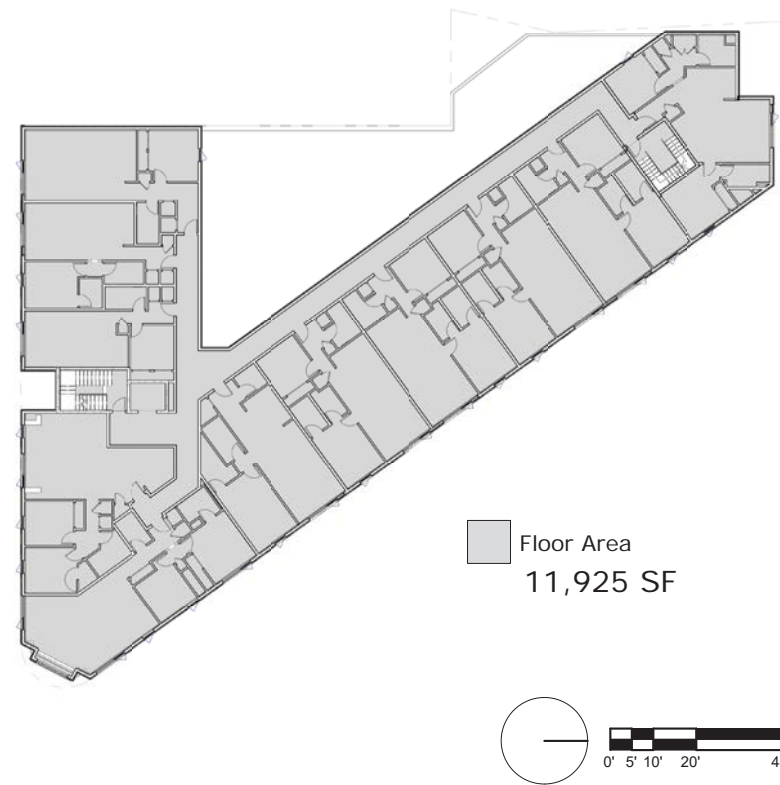
TOTAL REQUIRED:
 CAR SPACES:
 BICYCLES SPACES:
 TOTAL PROVIDED:

41 + 4 = 45 SPACES
 8 + 0 = 8 SPACES
 36 PARKING SPACES
 9 INDOOR BIKE STORAGE SPACES

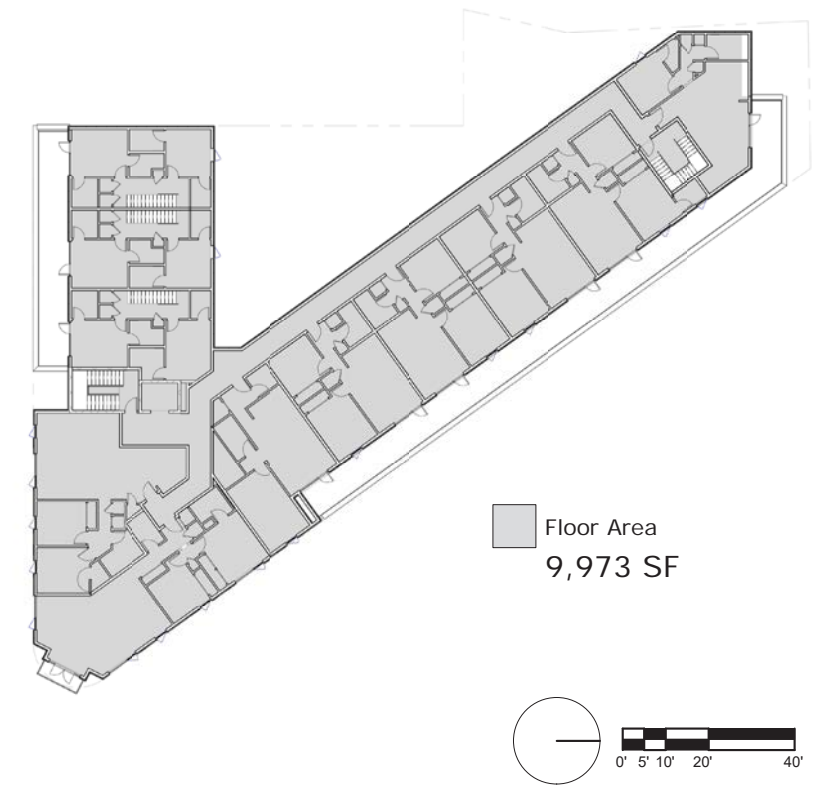
UNIT TYPE MATRIX		
	1 BED	9
	1 BED + DEN	16
	2 BED	11
	2 BED DUPLEX	3
	STUDIO	2
UNIT TOTAL:		41



FIRST FLOOR PLAN



TYP. FLOOR PLAN 2-4



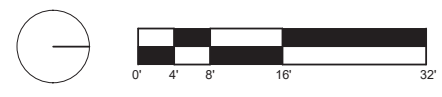
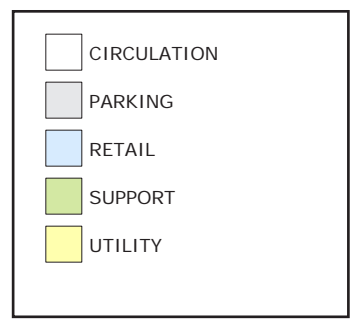
FIFTH FLOOR PLAN

BUILDING FOOTPRINT PLANS
 311 KNIGHT STREET

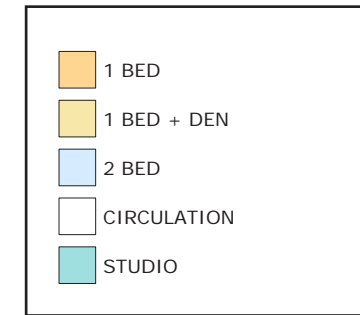
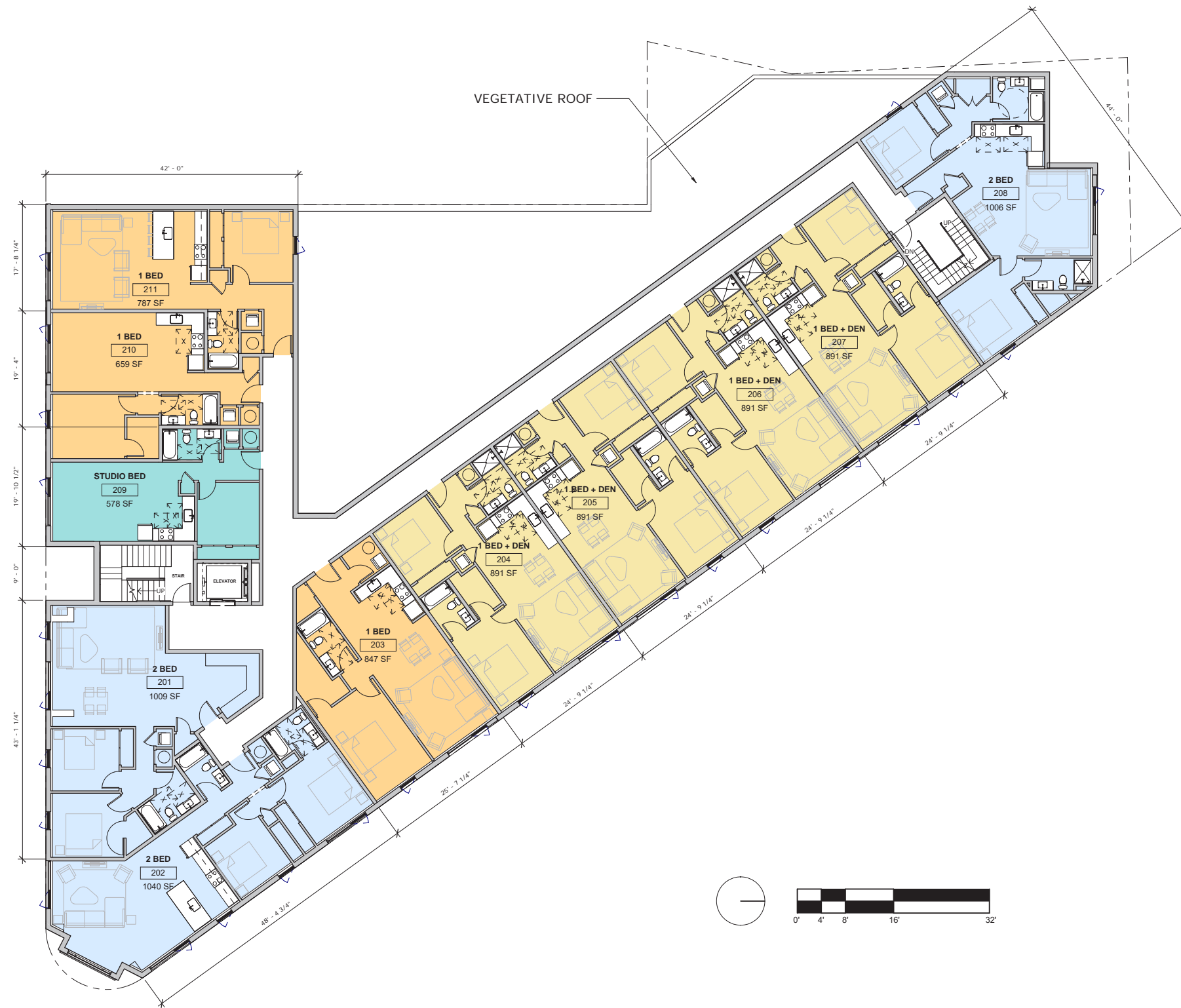
WESTMINSTER STREET

WASHINGTON STREET

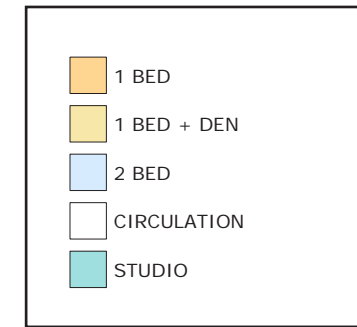
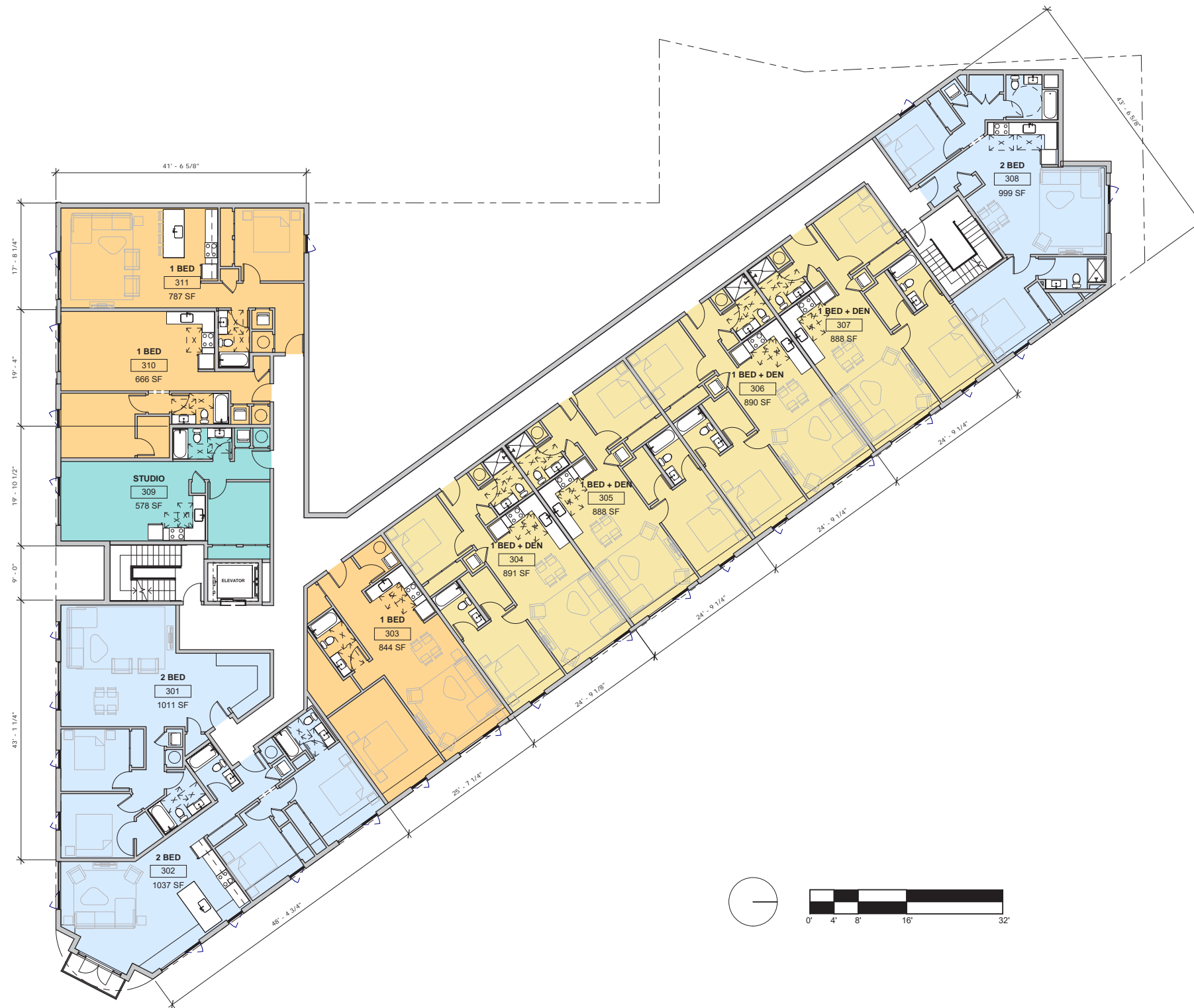
KNIGHT STREET



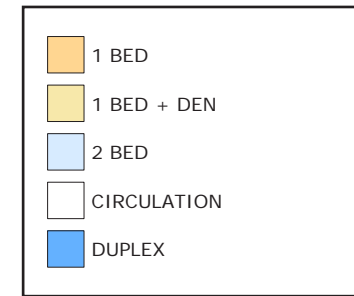
1ST FLOOR PLAN
311 KNIGHT STREET



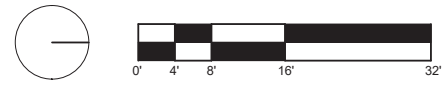
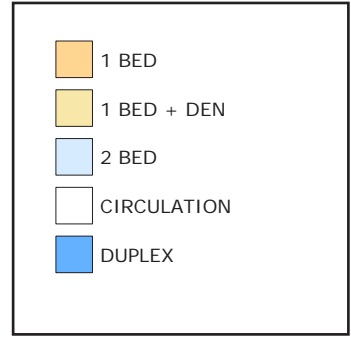
2ND FLOOR PLAN
311 KNIGHT STREET



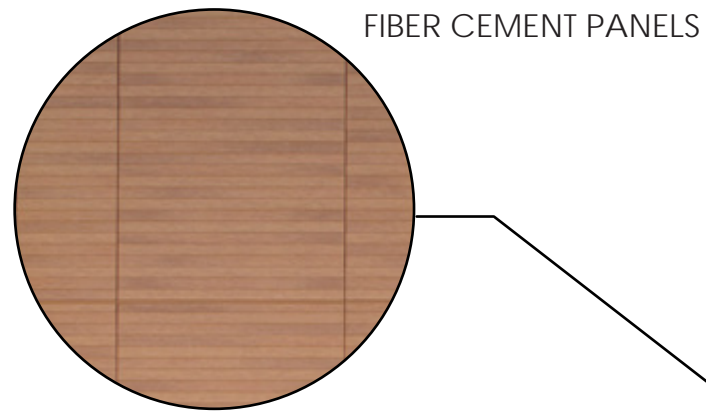
3RD FLOOR PLAN
311 KNIGHT STREET



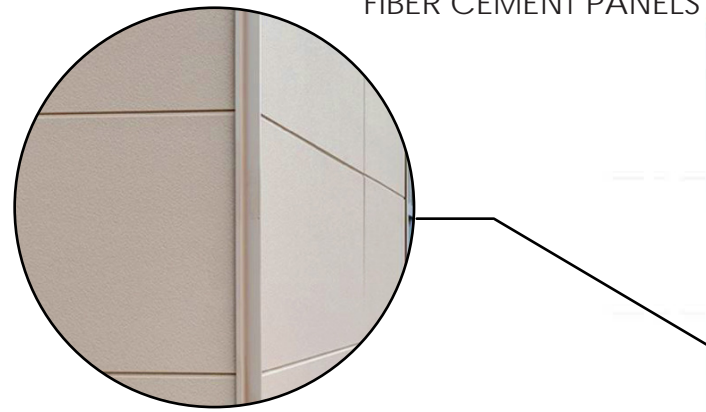
4TH FLOOR PLAN
311 KNIGHT STREET



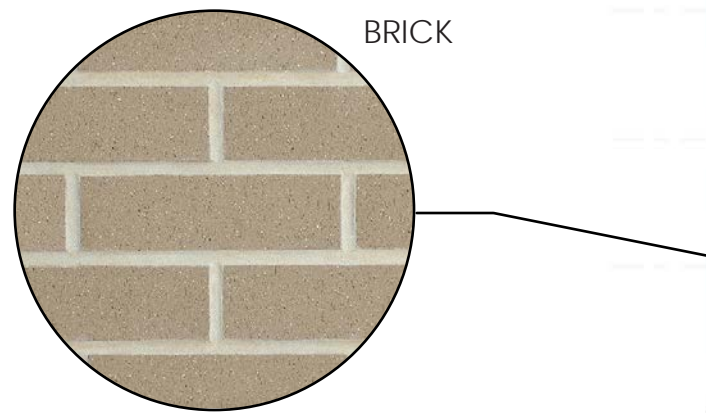
5TH FLOOR PLAN
311 KNIGHT STREET



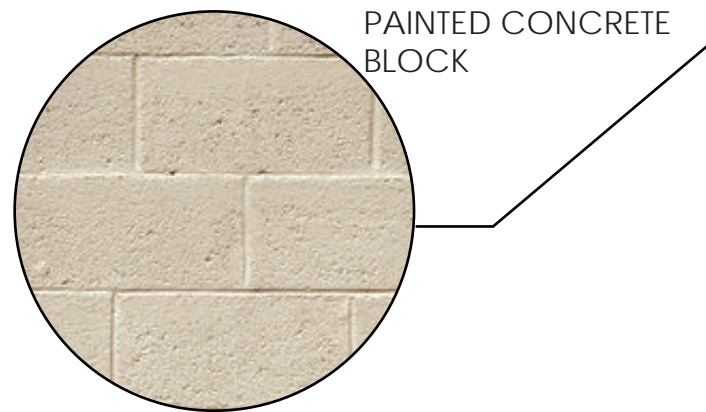
FIBER CEMENT PANELS



FIBER CEMENT PANELS



BRICK



PAINTED CONCRETE BLOCK

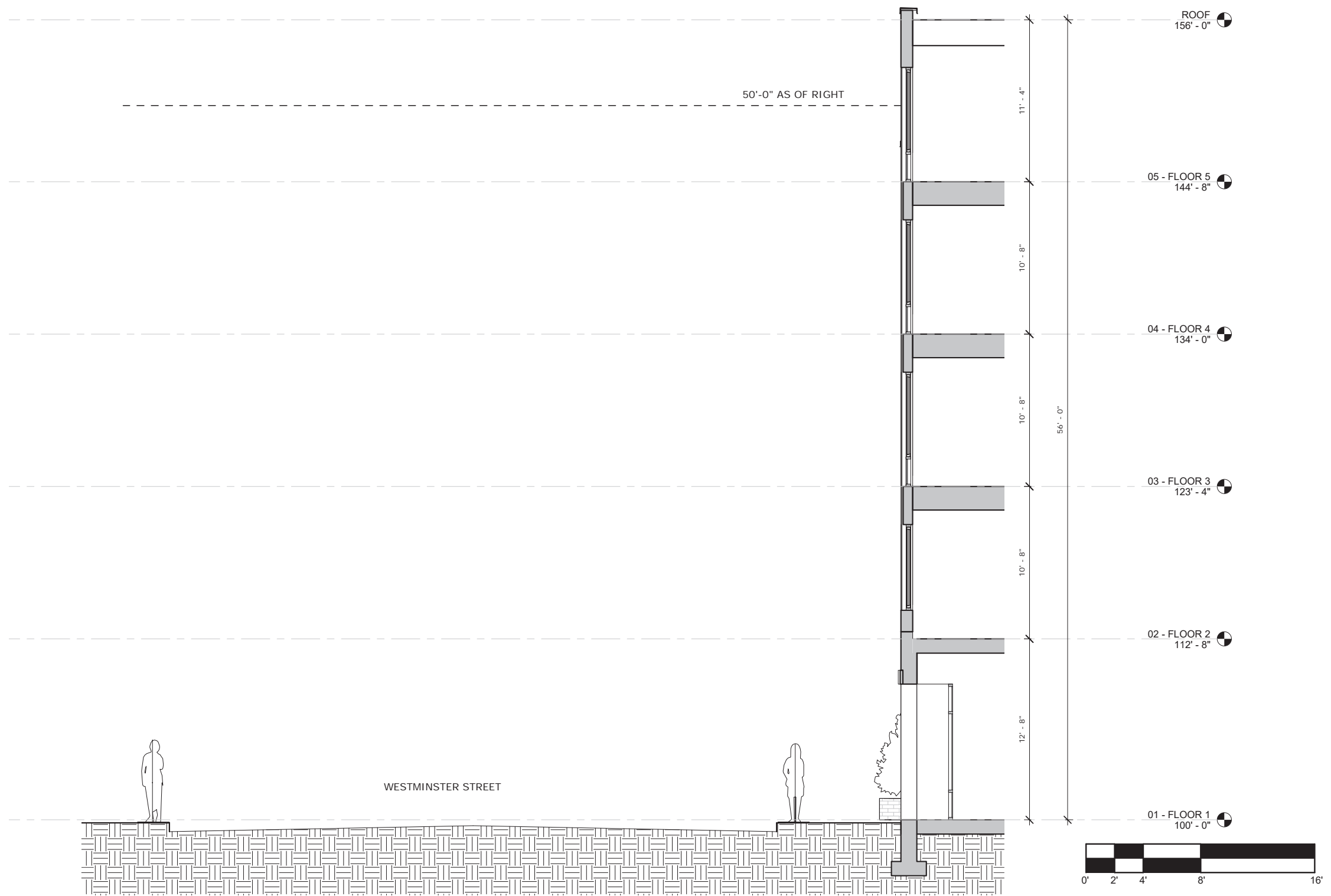


FACADE AREA OF FIRST FLOOR 1544.8 SF
 GLAZING AT FIRST FLOOR 371 SF
 24%
 FACADE AREA ABOVE FIRST FLOOR 5386.6 SF
 GLAZING ABOVE FIRST FLOOR 1592.76 SF
 29.5%

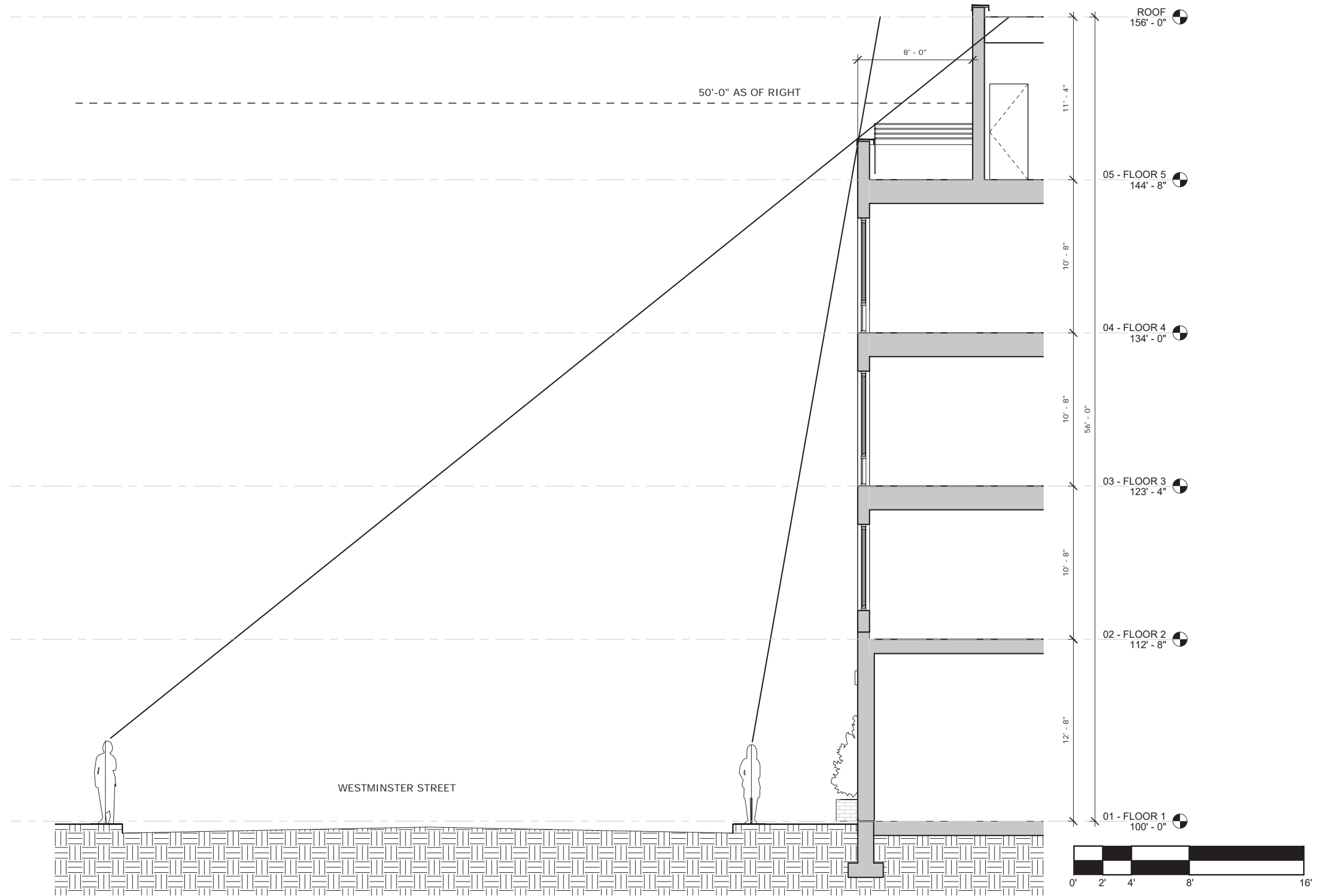
WESTMINSTER STREET ELEVATION
 311 KNIGHT STREET



KNIGHT STREET ELEVATION
 311 KNIGHT STREET



SECTION AT CORNER
311 KNIGHT STREET



SECTION AT SETBACK
311 KNIGHT STREET



3D VIEW
311 KNIGHT STREET