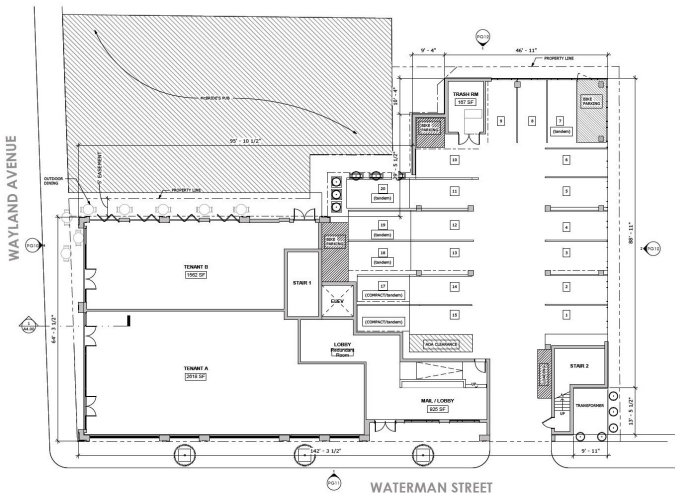


Providence City Plan Commission

July 20, 2021



AGENDA ITEM 4 ■ 230 WATERMAN STREET



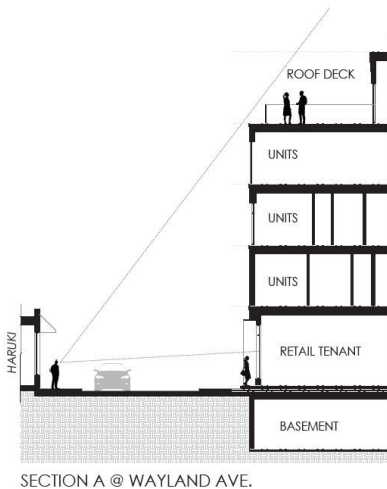
Conceptual site plan



Aerial view of the site

OVERVIEW

OWNER/APPLICANT:	Myles Standish Associates, Limited Partnership c/o Capstone Properties	PROJECT DESCRIPTION:	The applicant is requesting master plan approval to construct a new, five story mixed-use building with commercial on the ground floor and a total of 38 dwelling units on the second through fifth stories. The lot is zoned C-2. The applicant is seeking a dimensional adjustment to provide five stories and 64 feet of height, where four stories and 50 feet are permitted by right in this zone. A dimensional adjustment for parking in the amount of 50 percent is requested where 39 parking spaces are required but 20 will be provided.
CASE NO./PROJECT TYPE:	21-020 MA Master Plan with dimensional adjustments for height and parking		
PROJECT LOCATION:	230 Waterman Street AP 15 Lot 495	RECOMMENDATION:	Approval of the Master Plan
NEIGHBORHOOD:	Wayland	PROJECT PLANNER:	Choyon Manjrekar



Phase 2 rendering

PROJECT OVERVIEW

The subject corner lot measures approximately 13,712 SF, is zoned C-2, and is occupied by a former funeral home that will be demolished. The applicant is proposing to demolish the existing building and construct a new, five story mixed-use building with commercial on the ground floor and a total of 38 dwelling units on the second through fifth stories. The applicant is seeking a dimensional adjustment to provide five stories and 64 feet of height, where four stories and 50 feet are permitted by right in the C-2 zone. A dimensional adjustment for reducing parking in the amount of 50 percent is requested where 39 parking spaces are required but 20 will be provided.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

The subject property is zoned C-2 where the mixed-use

development is permitted by right.

Dimensions and site design

The ground floor will be occupied by approximately 4,200 SF of commercial space, the building lobby and parking area. A total of 38 dwelling units will be provided on the four upper stories. A building height of 64’ and five stories is proposed where the height limit of the C-2 zone is 50’ and four stories. A dimensional adjustment for the proposed height is requested. Ten residential units will each be located on floors two through four and eight on the fifth story. Balconies will be provided for some units and above-ground encroachment permits will be required for the balconies on the second floor. The proposed fifth story will be set back from a roof deck to minimize impact from street level. The exterior is primarily composed of brick and fiber cement panels which are materials permitted by right in this zone.

The commercial component of the building will address Wayland Ave—which has been designated the front yard—and a portion of Waterman Street, with the remainder of the Waterman Street frontage occupied by the lobby and parking entrance area.

The parking entrance has been set at a distance from the corner to allow for separation between the retail component and the parking area. The building's frontages will be set to the front and side lot lines on both streets and exceed the build-to percentages for both frontages. The area on the commercial space and the lobby will be completely transparent, which is in character with the fenestration and transparency requirements for first floor commercial uses. The transparency on the four upper stories will exceed the required amount of 10 percent.

Parking

A total of 39 parking spaces are required for the residential and commercial uses where eight spaces are required for the commercial use calculated as one per 500 SF of development and one space is required for each dwelling unit. As the first 2,500 SF of commercial space are exempt from providing parking, the required number of vehicle spaces is reduced to three. The applicant is using two parking spaces to meet the nine bicycle space parking requirement. Per Section 1402.C.1 of the ordinance, the commercial parking requirement is further reduced by two spaces for a requirement of one space. Thirty eight parking spaces are required for the dwelling units for a total of 39. Twenty parking spaces will be provided subject to a dimensional adjustment reducing the parking requirement by 50 percent.

Per the plan, the parking layout has several tandem spaces with some that require vehicles to back out onto Waterman Street. The applicant should demonstrate that the parking is functional and will not negatively impact traffic in the vicinity.

Landscaping

The development measures approximately 13,412 SF requiring approximately 2,056 SF of canopy coverage. The applicant will be planting street trees under the supervision of the City Forester to meet this requirement.

Dimensional Adjustments

A height of approximately 64' and five stories is requested where the maximum allowable height is 50' and four stories. A 50 percent parking reduction where 39 spaces are required and 20 will be provided is requested. Per the Zoning Ordinance, Section 1904.E, the CPC may grant dimensional adjustments where vertical mixed-use development is provided of which at least 50 percent is devoted to residential use and/or if structured parking is provided. The development exceeds the amount of required residential use and internal structured parking is provided. The applicant has provided a height diagram which compares the building's height to neighboring property at 229 Waterman, which shows that the resultant height will be comparable to what currently exists, and is not expected to have a negative effect on neighborhood character. Bicycle infrastructure and access to public transport is available in proximity to the development, which reduces the reliance on parking. The DPD supports these adjustments because they are in accordance with the eligibility for dimensional adjustments.

Findings—Land Development Project

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 major change:

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 intends for Neighborhood Commercial/Mixed Use development. The plan describes these areas as ones that serve local neighborhood needs for convenience retail, services, professional offices, and housing. The development would conform to this description and be in conformance with objective BJ-1 of the comprehensive plan which encourages efforts towards attracting and retaining new businesses. Provision of housing would conform to objective H-2 of the comprehensive plan which encourages creation of new housing in the City.

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

Use: Mixed use development with commercial and multifamily housing is permitted by right in the C-2 zone.

Dimensions: As discussed, the building's design and layout conform to the regulations of the C-2 zone. Subject to the CPC granting the dimensional height adjustment for 14 feet and one story, the development conforms to the ordinance.

Parking: Thirty eight parking spaces are required but the applicant is proposing to provide 20, having applied for a dimensional adjustment. The development will comply with the parking requirement subject to the CPC granting the adjustment. The CPC should request information regarding how the parking area will function.

Landscaping: The applicant is required to meet the canopy coverage requirement of approximately 2,000 SF and can meet this requirement by planting street trees under the supervision of the City Forester.

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.*

No negative environmental impacts are expected as the applicant is required to come into conformance 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.*

There are no physical constraints that impact development of this property.

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.*

Physical access to the site is provided from Wayland Ave and Waterman Street.

Recommendation—Land Development Project

1. The CPC should grant the dimensional adjustment for 14' and one story of height.
2. The CPC should grant the dimensional adjustment for a 50 percent reduction in the amount of required parking.
3. The applicant shall provide a memo detailing how the tandem parking will be managed and how vehicles will safely enter and exit the parking area.
4. A detailed landscaping plan shall be submitted at the preliminary plan stage.
5. The applicant shall obtain encroachment permits for the second floor balconies prior to final plan approval.
6. The CPC should approve the master plan.

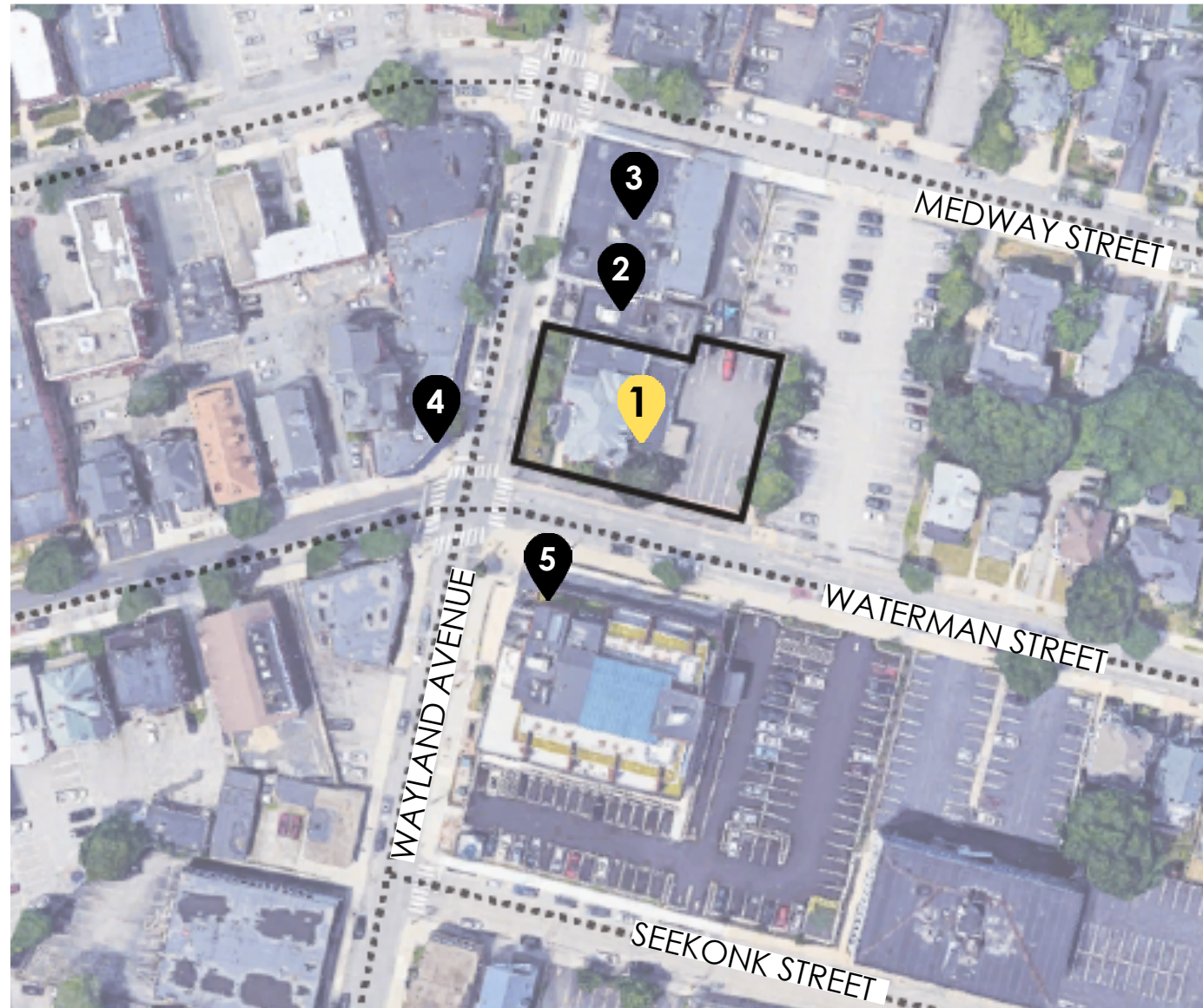


230 WATERMAN STREET, PROVIDENCE RI 02906

CPC PRESENTATION - UPDATED MASTER PLAN PRESENTATION

JULY 2021

1 WATERMAN MIXED USE APARTMENTS 230 WATERMAN ST, PROVIDENCE RI



2 McBride's Pub
161 WAYLAND AVE



3 WEST ELM
179 WAYLAND AVE



4 HARUKI EAST
172 WAYLAND AVE



5 MARE ROOFTOP
229 WATERMAN ST

AERIAL AND CONTEXT
WATERMAN MIXED USE APARTMENTS

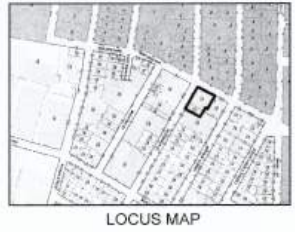
- A.** RAISED REAR PARKING DIFFICULT TO MANEUVER
- B.** EXISTING ENTRY SEQUENCE UNAPPROACHABLE FROM STREET
- C.** RAISED GROUND FLOOR ABOVE SIDEWALK IS NOT PEDESTRIAN FRIENDLY FOR COMMERCIAL USE
- D.** EXISTING FUNERAL HOME STRUCTURES "OVERLAPS" PUB STRUCTURE
- E.** EXISTING SQUARE FOOTAGE AND LAYOUT NOT VIABLE FOR MIXED USE DEVELOPMENT



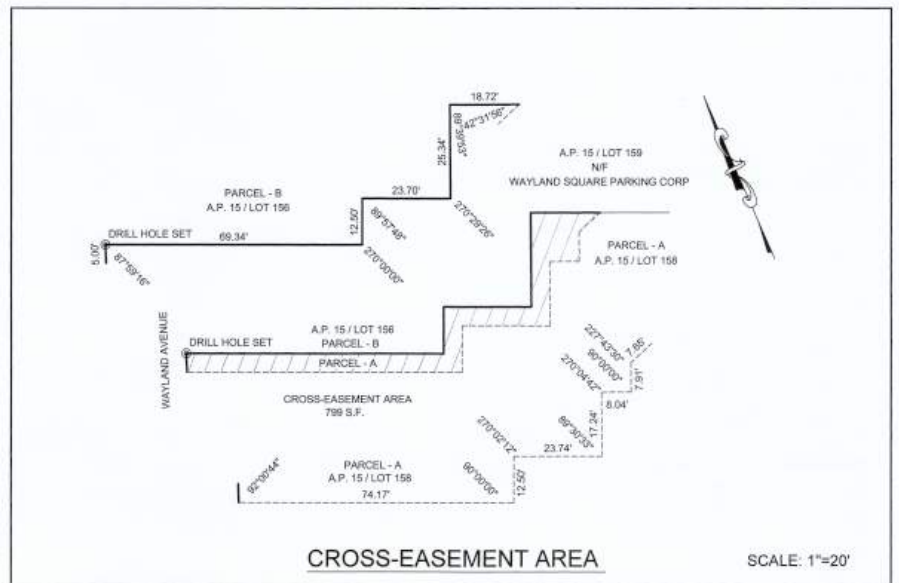
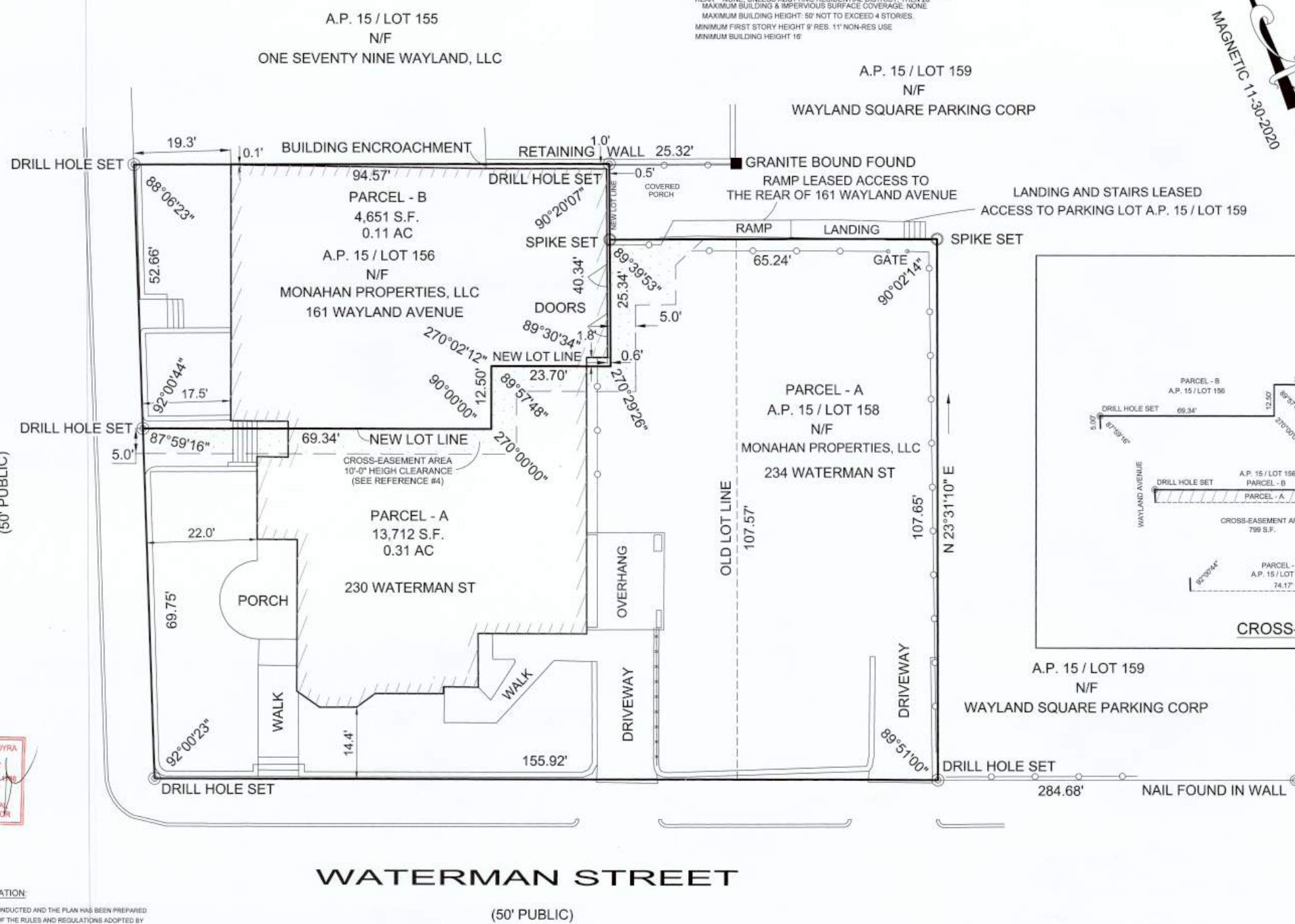
EXISTING PHOTOS
 WATERMAN MIXED USE APARTMENTS

WAYLAND AVENUE / WATERMAN STREET
STREET INDEX

ZONING DISTRICT C-2
 MINIMUM LOT AREA NONE
 MINIMUM LOT FRONTAGE NONE
 MINIMUM SETBACKS: FRONT BUILT-TO ZONE OF 6' TO 5' FOOTNOTE: 503.A.6
 SIDE NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 10'
 CORNER SIDE BUILT-TO ZONE OF 0' TO 5' (See 503.A.8 Built to Percentage)
 REAR NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 20'
 MAXIMUM BUILDING & IMPERVIOUS SURFACE COVERAGE NONE
 MAXIMUM BUILDING HEIGHT: 50' NOT TO EXCEED 4 STORIES
 MINIMUM FIRST STORY HEIGHT 9' RES. 11' NON-RES USE
 MINIMUM BUILDING HEIGHT 10'



WAYLAND AVENUE
(50' PUBLIC)



SURVEY CLASSIFICATION:
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2010, AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY **MEASUREMENT SPECIFICATION:** CLASS 1
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO ESTABLISH AND SET-RECORD BOUNDARY LINES.
 BY: *[Signature]* DATE: *Dec 23, 2020*
 BY: RICHARD T. DZDYRA, PLS; LICENSE #1786; COA #LS-1A0

LOT / PARCEL	OLD AREA	NEW AREA
PARCEL A / LOT 158	4,304 S.F.	13,712 S.F.
PARCEL B / LOT 156	14,059 S.F.	4,651 S.F.

REFERENCE:
 1. DEED BK 8814 / PG. 70
 2. "THE COLD SPRING PLAT OF LOTS ON ANGELL STREET, WATERMAN STREET, AND PITMAN STREET, BY WM. S. HAINES, APRIL 8, 1856"
 PLAT CARD 125
 3. "SITE & FLOOR PLANS, PLAT 15 / LOTS 156 & 158, 230-234 WATERMAN STREET, 161 WAYLAND AVENUE PROVIDENCE, R.I. JULY 2018 REVISED AUGUST 28, 2018 & SEPTEMBER 14, 2018, BY MARC N. NYBERG ASSOCIATES, INC. JOB # 17-190"
 4. "WATERMAN STREET - WAYLAND AVENUE PROJECT EXHIBIT A SITE PLAN EASEMENT BY ZDS INC."

ADMINISTRATIVE SUBDIVISION
 A.P. 15 / LOTS 156 & 158
 230 & 234 WATERMAN STREET
 161 WAYLAND AVENUE
 PROVIDENCE, R.I.
 SCALE: 1"=10' DATE: DECEMBER 23, 2020
 PREPARED FOR:
CAPSTONE PROPERTIES
 C/O PAUL GRIESINGER
 PREPARED BY:
OCEAN STATE PLANNERS, INC.
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920
 PHONE: (401) 463-9696 info@osplanners.com
 JOB NO. 9875 / DWG. NO. 9875 - (JNP)



SITE SURVEY
WATERMAN MIXED USE APARTMENTS



230 WATERMAN SUMMARY:

Plat 15, Lot 495
 Area = 13,712 SF
 C-2 General Commercial District

230 WATERMAN DIMENSIONAL STANDARDS		
	C2	Proposed Relief
Min. Building Height	16'	-
Min. 1st Floor Height	14'	-
Max Building Height	50'; not to exceed 4 stories	5 Stories; 64' - 0"
Front Setback	0-5'	-
Int. Side Setback	0'	-
Corner Side Setback	0-5'	-
Rear Setback	0'	-

PARKING REQUIREMENTS:

COMMERCIAL PARKING REQUIREMENT:

- VEHICLE SPACES: $1/500\text{GSF} = 4192/500 = 8.3$ VEHICLE
 -ZONING 1410.B.5 EXEMPTION: FIRST 2500 SF OF GSF FOR NON-RES. USE IN C-2 = EXEMPT FROM ALL VEHICLE AND BIKE REQUIREMENTS:
 A. $4192-2500 = 1692$ GSF/500 = 3.3 SPACES ~ 3 VEHICLE SPACES
- BICYCLE SPACES: $1/5000$ GSF = 0.9 BIKE ~ 1 BIKE SPACE
 -1402.C.1: A NON-RESIDENTIAL USE MAY USE UP TO TWO REQ'D VEHICLE PARKING SPACES AS BIKE PARKING. THE AREA OF THE VEHICLE PARKING SPACES SHALL BE USED FOR BIKE PARKING.
 -REFER TO PLAN - TWO PARKING SPACES HATCHED IN PLAN (WOULD HAVE BEEN TANDEM) IS SCHEDULED FOR BIKE PARKING.
- 3 VEHICLE SPACES - 2 = 1 VEHICLE SPACE REQ'D COMMERCIAL

RESIDENTIAL REQUIREMENT:

- VEHICLE SPACES: 1/UNIT = 38 SPACES
- BICYCLE SPACES: $1/5$ UNITS = $38/5 = 7.6$ SPACES

TOTAL VEHICLE SPACES: 38 SPACES + 1 SPACES = 39 SPACES

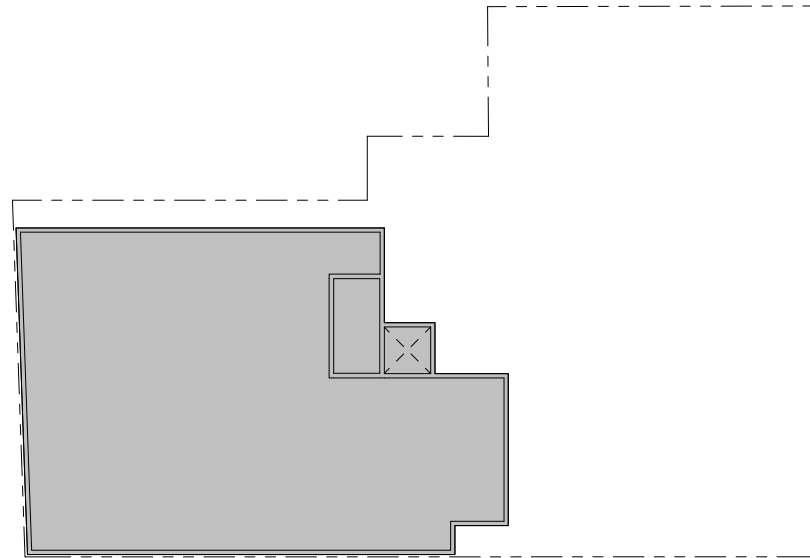
ZONING 1904.E.2: ADJUSTMENT OF PARKING BY 50%: $39/2 = 19.5$ VEHICULAR SPACES

TOTAL BICYCLE SPACES: 7.6 SPACES + 1 SPACES = 8.6 ~ 9 BICYCLE SPACES

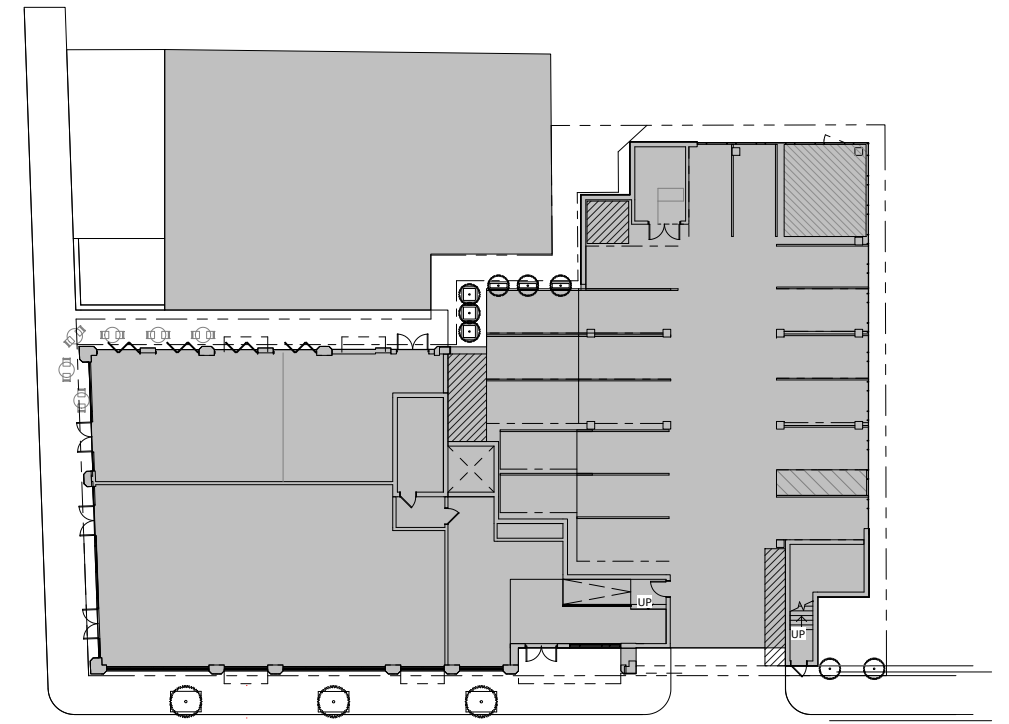
PER ZONING 1904 E.1: CPC CAN ALLOW ADJUSTMENTS OF DIMENSIONAL REGULATIONS UP TO 24' AND/OR 2 STORIES BY PROVIDING AN UNREQUIRED AMENITY WHICH ACTIVATES THE NEIGHBORHOOD.

230 WATERMAN GROSS SQUARE FOOTAGE	
BASEMENT	5420
1ST FLOOR	5460
1ST FLOOR COVERED PARKING	6085
2ND FLOOR	11450
3RD FLOOR	11450
4TH FLOOR	11450
5TH FLOOR	9840
5TH FLOOR OUTDOOR AMENITY	742
TOTAL	61155
TOTAL W/ OUTDOOR AMENITY	61897

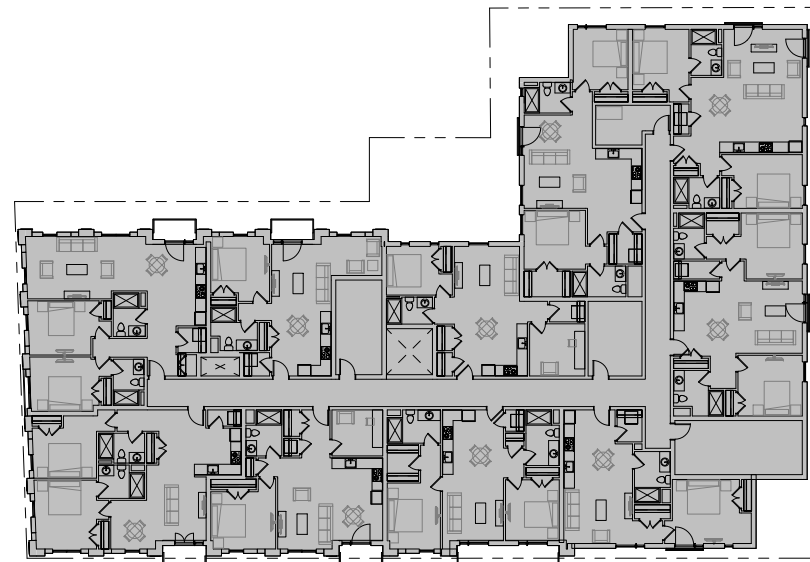
UNIT TYPE MATRIX		
1 BED (726 SF - 753 SF)	7	
1 BED + DEN (794 SF - 858 SF)	8	
2 BED (929 SF - 1124 SF)	23	
TOTAL UNITS	38	



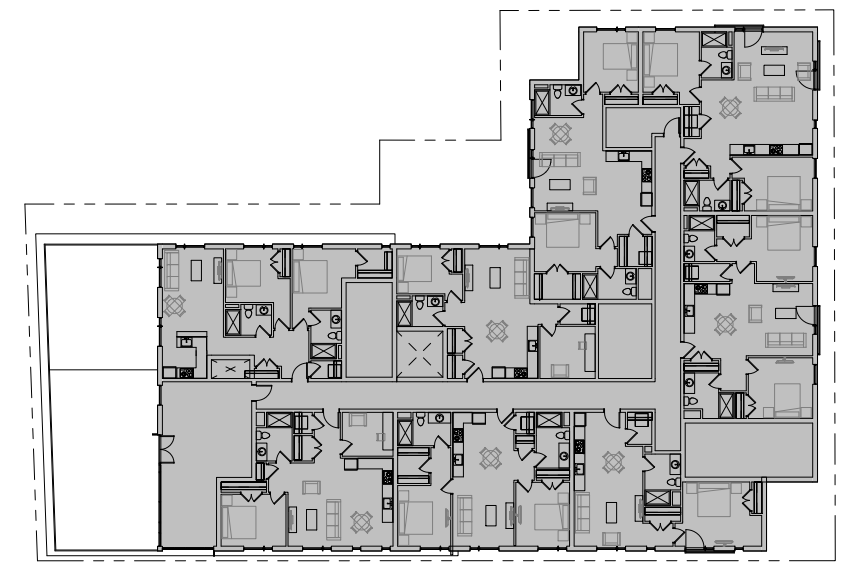
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN (FLOOR 2-4)



FIFTH FLOOR PLAN




ZDS

ZONING ANALYSIS & BUILDING FOOTPRINT PLANS
 WATERMAN MIXED USE APARTMENTS



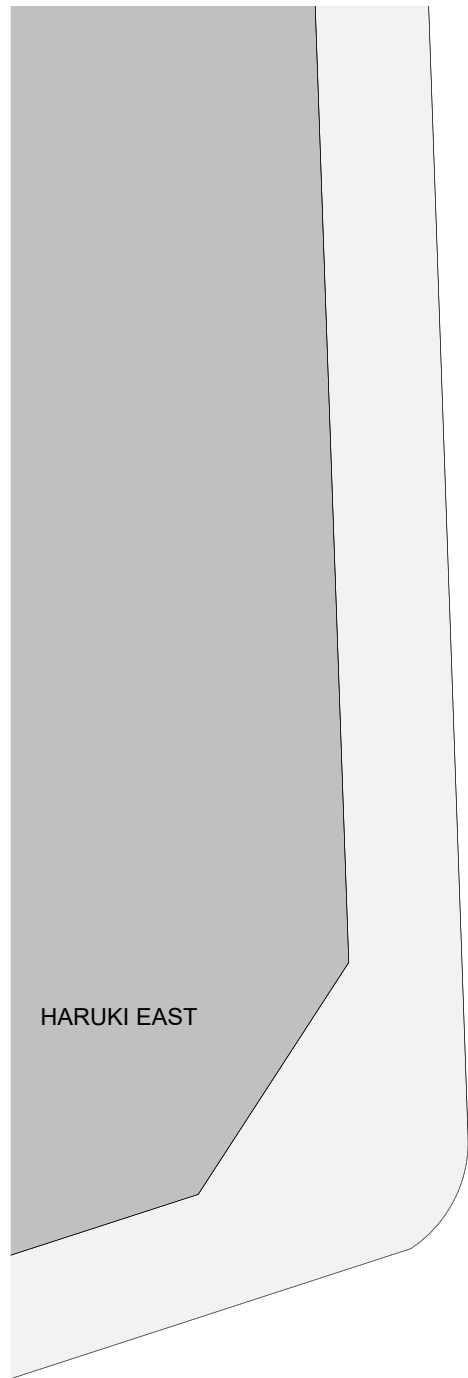
LEGEND

- A** MARE
229 WATERMAN ST.
4 STORIES
- B** BLISS PLACE
245 WATERMAN ST.
5 STORIES
- C** 225 RESIDENCE
4 STORIES
- D** HARUKI EAST
3 STORIES
- E** WEST ELM
2 STORIES
- F** 490 ANGELL ST.
3 STORIES
- G** WAYLAND MANOR
500 ANGELL ST.
8 STORIES
- H** 198 WAYLAND ST.
3 STORIES

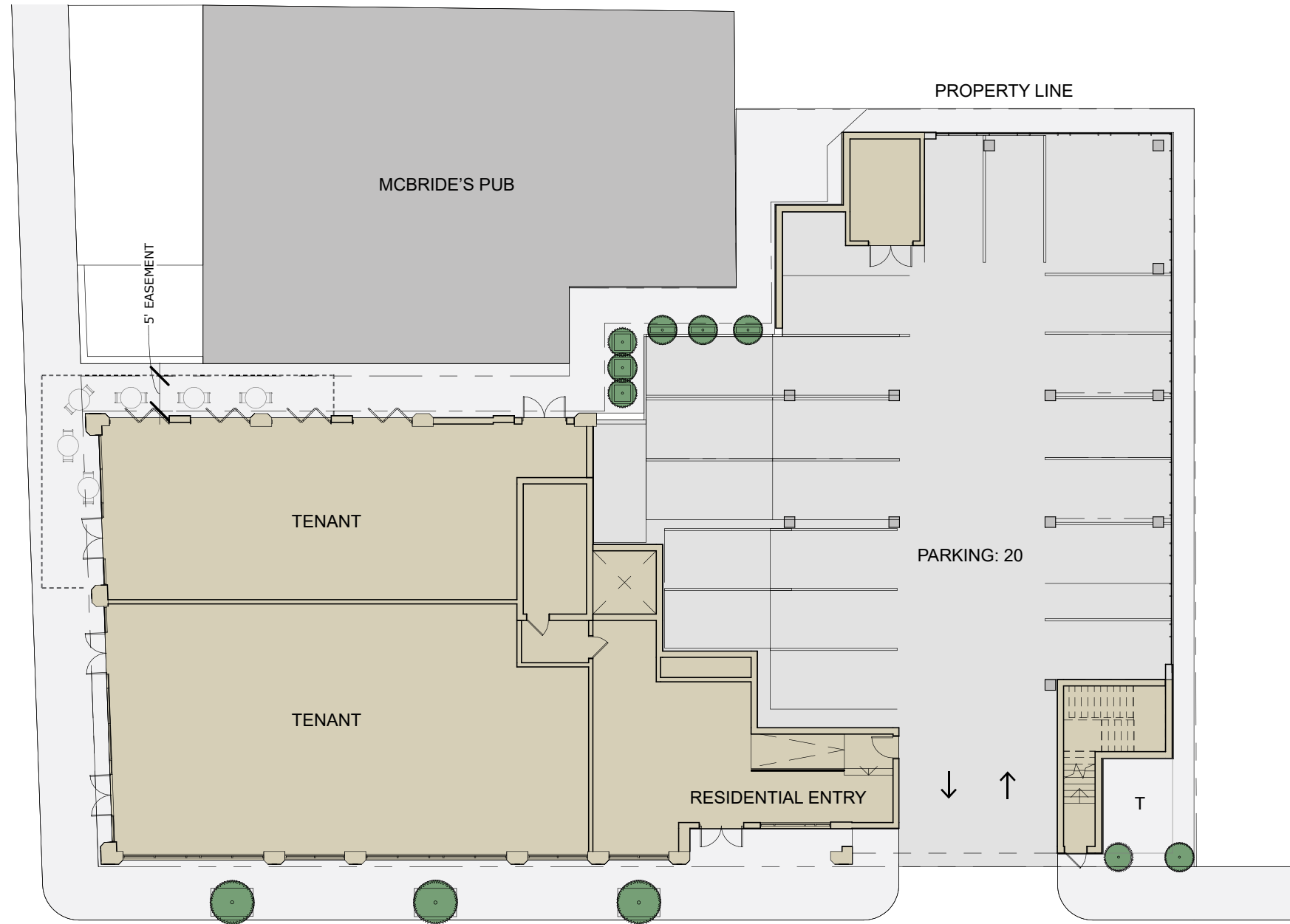
-  COMMERCIAL ZONE
-  BUFFER/ PARKING
-  RESIDENTIAL ZONE



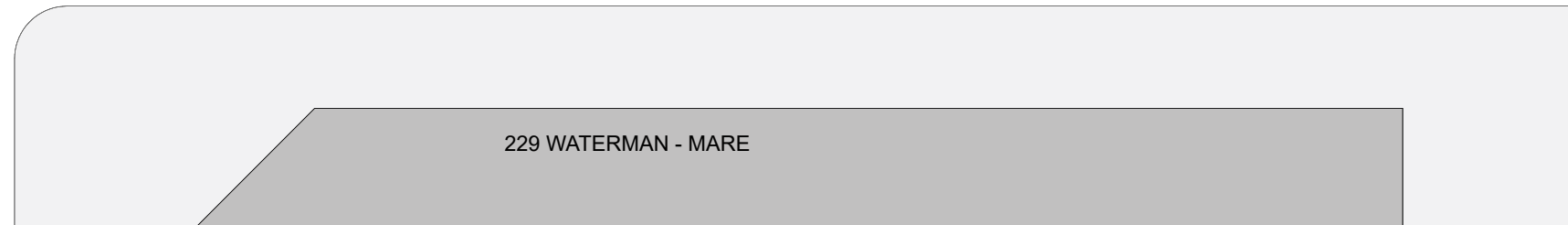
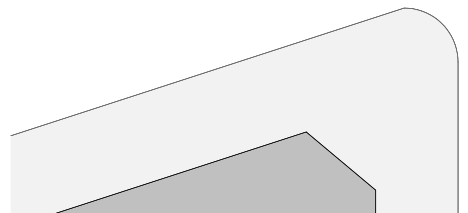
NEIGHBORHOOD DIAGRAM WATERMAN MIXED USE APARTMENTS



WAYLAND AVENUE









WATERMAN STREET



ARCHITECTURAL SITE PLAN
WATERMAN MIXED USE APARTMENTS

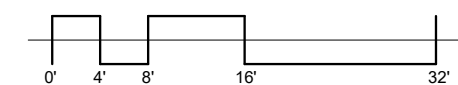








FLOOR PLAN MATRIX	
	1 BED
	1 BED + DEN
	2 BED
	PUBLIC/AMENITY
	TENANT
	UTILITY/PARKING

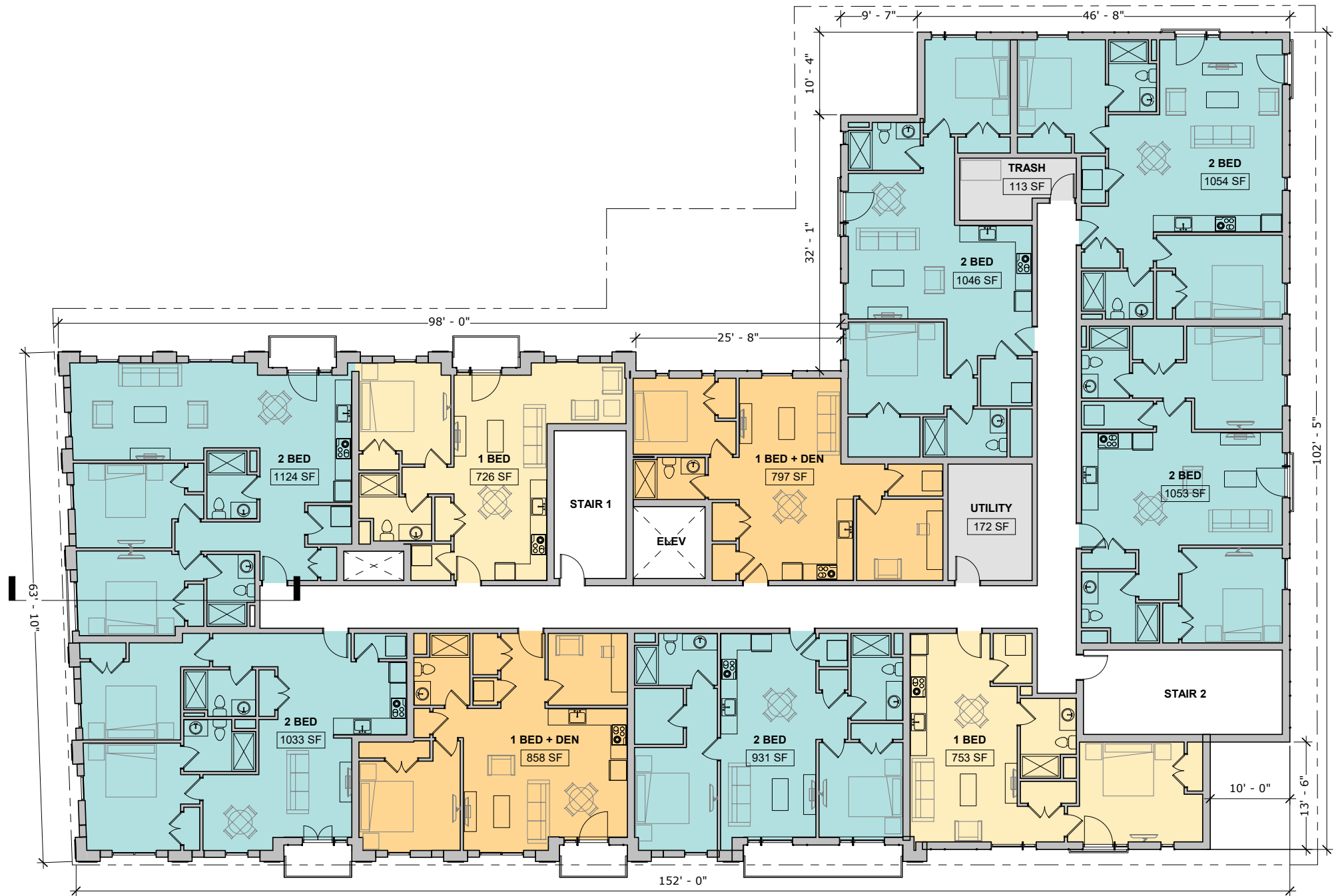


GROUND FLOOR PLAN
 WATERMAN MIXED USE APARTMENTS

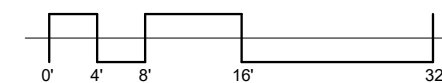
WATERMAN STREET









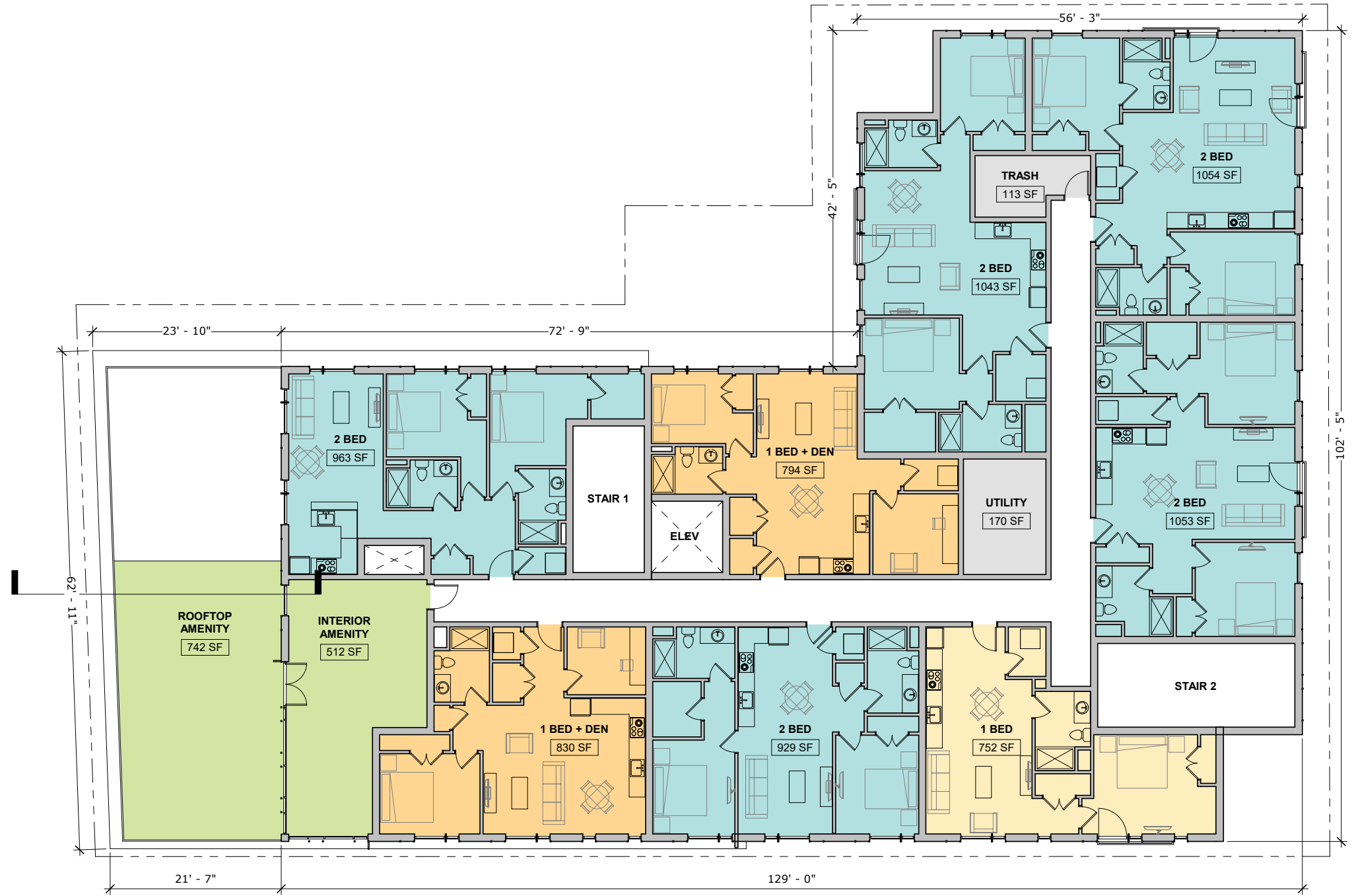
FLOOR PLAN MATRIX	
	1 BED
	1 BED + DEN
	2 BED
	PUBLIC/AMENITY
	TENANT
	UTILITY/PARKING



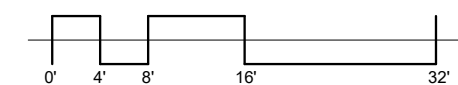
TYPICAL FLOOR PLAN (FLOOR 2-4)
 WATERMAN MIXED USE APARTMENTS



FLOOR PLAN MATRIX	
	1 BED
	1 BED + DEN
	2 BED
	PUBLIC/AMENITY
	TENANT
	UTILITY/PARKING



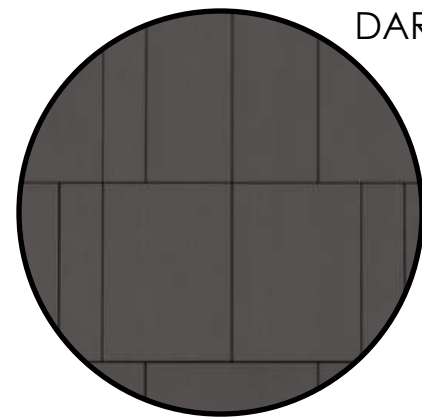
FIFTH FLOOR PLAN
 WATERMAN MIXED USE APARTMENTS



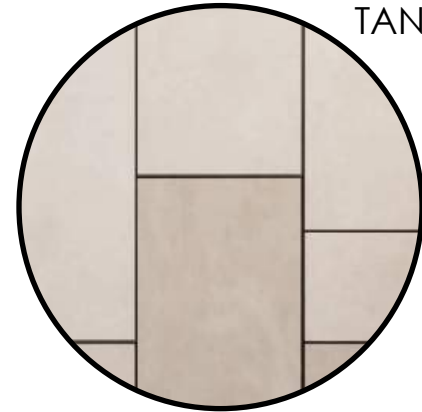




McBride's Irish Pub



DARK FIBER CEMENT



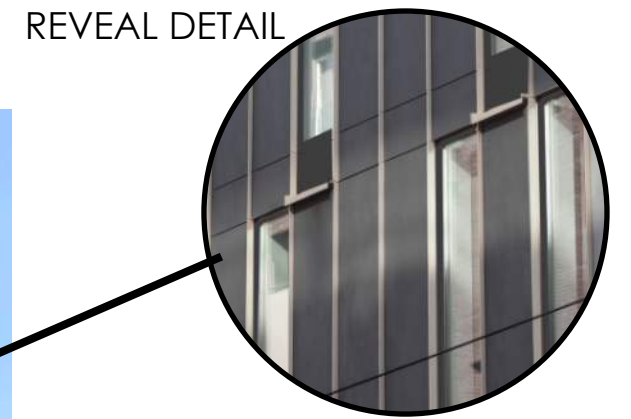
TAN FIBER CEMENT



GLASS RAIL



PANEL DETAIL



REVEAL DETAIL



SCREEN



CREAM BRICK

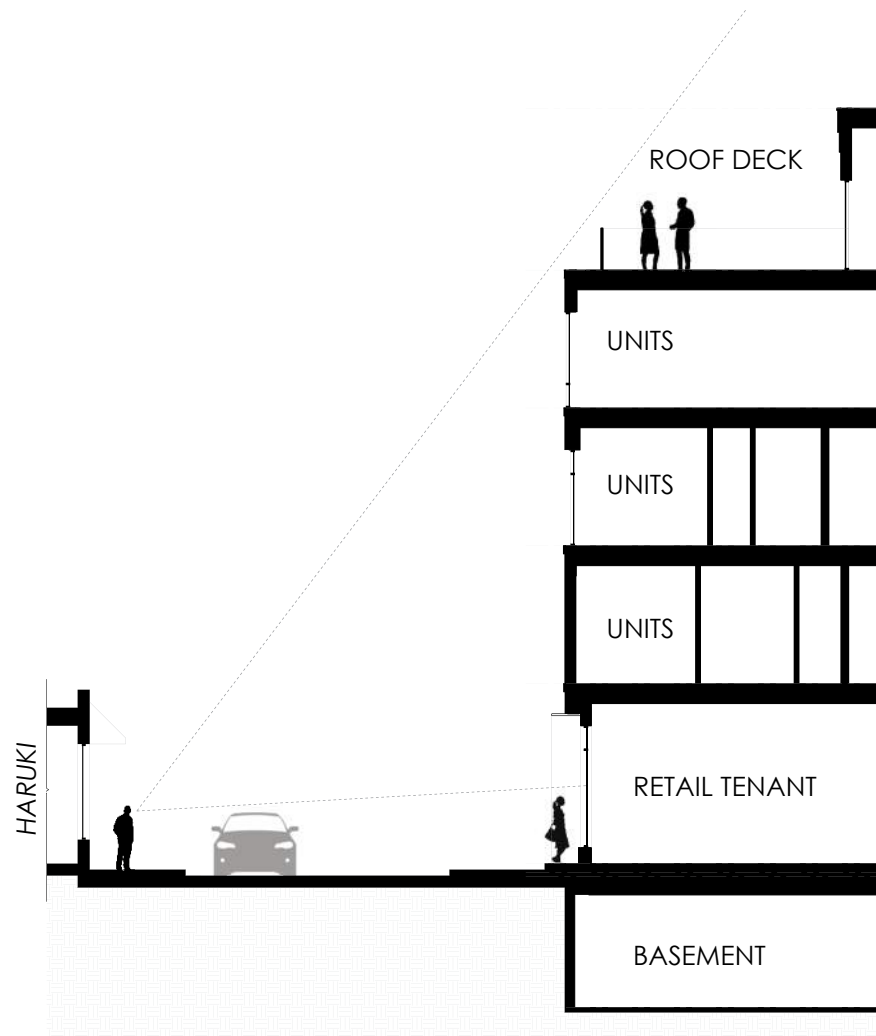


PORTAL

INSPIRATION AND MATERIALS
WATERMAN MIXED USE APARTMENTS



WEST ELEVATION (WAYLAND AVE.)
 WATERMAN MIXED USE APARTMENTS



SECTION A @ WAYLAND AVE.



BUILDING HEIGHT = 64 - 0"

SOUTH ELEVATION (WATERMAN ST.)
 WATERMAN MIXED USE APARTMENTS

EAST ELEVATION



NORTH ELEVATION



REAR AND SIDE ALLEY ELEVATION

WATERMAN MIXED USE APARTMENTS