

ANDOLFO APPRAISAL ASSOCIATES, INC.

REAL ESTATE ZONING SURVEY

28 NASHUA STREET

PROVIDENCE, RHODE ISLAND 02904

ANDOLFO APPRAISAL ASSOCIATES, INC.

PROPERTY LOCATION: 28 Nashua Street
Providence, Rhode Island 02904

PROPERTY PETITIONER/
APPLICANT: Sames, LLC

ASSESSOR'S PLAT/LOT: 1 / 41

PREPARED FOR: Amy H. Goins, Esq.
Ursillo, Teitz & Ritch, Ltd.
2 Williams Street
Providence, Rhode Island 02903

FOR PRESENTATION
BEFORE: Providence Zoning Board of Review

Marc A. Greenfield, Esq. - Chair
Brendan Ryan
Ryan Holt
Bianca Rodriguez
Anthia Maniotes
Marcus Mitchell (1st Alternate)
James Scott (2nd Alternate)

PREPARED BY: Thomas S. Andolfo, MAI, SRA, AI-GRS
ANDOLFO APPRAISAL ASSOCIATES, INC.
216 Weybosset Street, Fourth Floor
Providence, Rhode Island 02903

HEARING DATE: June 7, 2023

ANDOLFO APPRAISAL ASSOCIATES, INC.

Mr. Chairman, Members of the Providence Zoning Board of Review:

At the request of Amy Goins, Esquire, I have personally inspected the real estate located at 28 Nashua Street, otherwise designated as Lot 41 on Plat 1 of the Tax Assessor's Plat Maps for the City of Providence, State of Rhode Island.

The purpose of my inspection and subsequent analysis was to provide an opinion as to what effects there would be to neighboring properties and the City of Providence, in general, if the Providence Zoning Board of Review granted a special use permit in order to allow the petitioner/applicant to establish a principal use parking lot as located in an R-3 Residential District.

The appraiser began his analysis by conducting a street inspection of the subject on May 30, 2023, as well as conducting a review of prior real estate appraisals pertaining to the subject and inter-related Lots 20 and 21 on Plat 1, the appraisals performed for estate purposes. Photographs contained in this report were personally taken by the appraiser on the May 30, 2023, inspection date.

Additionally, the appraiser conducted a survey of the neighborhood area, secured a Google-generated photo of the subject as dated June 2011, and reviewed a proposed design of the subject as a private parking lot as developed by Woodward & Curran in May 2023 (Drawing C-100).

Herewith are my findings and conclusions relative to the applicant's proposal:

Sames, LLC, owns a one- to two-story commercial building at 1106 North Main Street (Plat 1, Lots 20 and 21). This building, constructed circa 1920, with a subsequent addition circa 1983, contains 14,900 square feet. The two lots front North Main Street for 85 linear feet and provide an overall building site of 16,237 square feet. Sames, LLC, also owns Plat 1, Lot 41 as containing 7,200 square feet, the three lots as combined supporting the main business operation at 1106 North Main Street as tenanted by the Atlas ATM Corporation.

The building at 1106 North Main Street has a building footprint of 9,650 square feet. The remainder site area of 6,587 square feet (16,237 square feet - 9,650 square feet) is asphalt paved and provides for approximately 10 parking spaces that are co-used by office personnel, visitors, and small trucks used in conjunction with the shipping/receiving of Atlas ATM Corporation equipment/materials.

Subject Lot 41 has been used by Atlas since 2012 as a gated and fenced enclosed asphalt paved parking lot that is well maintained and used solely by ATM sales/delivery employees, the employees exchanging their personal vehicles in the morning (7 am) for Atlas provided vans or small pickup trucks and then returning same weekday afternoons (3 pm). Other than Atlas employees accessing or exiting the lot, the parking lot is always securely locked.

The subject of this report, Lot 41, is located on the westerly side of Nashua Street midway between Frost Street to the north and Cemetery Street (adjacent to the North Burial Ground) to the south as located within the Hope neighborhood area of the city. The subject's localized area is bounded more or less by Interstate Route 95 to the west; the Pawtucket city line to the north; Rochambeau Avenue to the south; and Hope Street to the east.

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North Main Street (US Route 1) serves as the main commercial connector for the neighborhood, traversing in a north to south direction. This arterial provides for four lanes of traffic and connects Downtown Providence to the city of Pawtucket. Access to Interstate Route 95 is available from North Main Street via nearby Smithfield Avenue and access to Nashua/North Main Streets from the Interstate is via Cemetery Street, past the Peter Pan Bus Terminal, to the traffic signalization light at Frost Street's intersection with North Main Street.

The subject's immediate area is characterized as an older, densely developed, mixed-use area that is predominated by commercial, professional/medical offices, sales & service, institutional, light industrial, and residential (single and multi-family property types).

Located at the northwest corner of Frost and North Main Streets (1140 North Main Street) is a Walgreens Pharmacy and with respect to the Atlas Building at 1106 North Main Street, its southerly side yard is bordered by a shuttered former Benny's Auto Center (site area of 30,035 square feet) and its northerly side yard borders a vacant commercial parcel located at the southwest corner of Frost Street that was formerly improved with an Ethan Allen Furniture store (site area of 26,329 square feet). Other nearby commercial neighborhood uses include the Miriam Hospital, the Miriam Hospital Ambulatory Center, Southcoast Health, the Hope Health Hultar Hospice Center and the Rhode Island Army National Guard Readiness Center.

Subject Lot 41 sits directly opposite the rear of the Atlas Building and the parking lot associated with the former Benny's Auto Center. Located along the lot's northerly side yard at 36 Nashua Street is a single-family home that was constructed circa 1928 and is assessed at \$181,900, and near the lot's southerly side yard is 22 Nashua Street, a single-family home that was constructed circa 1903 and is assessed at \$195,000. Both properties are owned by The Natale Family, LLP, said entity also owning a two-unit, one-story commercial office building at 48 Nashua Street that was constructed circa 1980 and is assessed at \$391,000.

To the rear of Nashua Street, property usage along the proximate Concord and Cemetery Streets is residential (single and multi-family) in nature. Abutting the rear of subject Lot 41 at 28 Cemetery Street is a single-family home that was constructed circa 1928 that also has a detached building and associated gardens used in the apparent retailing of herbs ("Pharmacy Herbs"). This property was acquired in September 2022 for \$212,000 and, per the owner's correspondences to the client, is a USDA registered farm. Also abutting the subject is the northerly side yard of 20 Cemetery Street, a two-family home that was constructed circa 1900 and is also owned by The Natale Family, LLP.

With respect to zoning districts, the easterly side of Nashua Street is zoned Commercial, C-2 and having a Transit-Oriented Development (TOD) Overlay; the northwesterly end of Nashua Street at Frost Street is zoned Commercial, C-1; while the remaining westerly side portion of Nashua Street (inclusive of Subject Lot 41) down to Cemetery Street is zoned Residential, R-3. The TOD Overlay recognizes North Main Street as an existing and anticipated future public transportation infrastructure and allows for building heights upwards to 70 feet. Further, the Atlas building on Lot 20 is within an Historic District Overlay, a district intended to preserve structures of historic and architectural value via regulations pertaining to construction, alteration, repair, moving and/or demolition of such structures.

The R-3 District allows uses such as community center; community residence; conservation area; cultural facility; day care up to 8 people; place of worship; park/playground; single-family; and multi-family uses. For existing lots, there is no minimum lot area requirement for a single-family

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dwelling; a two-family dwelling would require a minimum of 3,500 square feet; a three-family dwelling would require a minimum of 5,000 square feet; and a row house would require a minimum of 5,000 square feet with at least 1,650 square feet per dwelling unit.

At a lot size of 7,200 square feet and at a minimum of 1,650 square feet per dwelling unit, Subject Lot 41 could conceivably support four row house units with a building height of 45 feet. Non-residential uses in the R-3 District require a minimum lot area of 5,000 square feet.

Based upon my observations/findings, it is my considered opinion that the requested relief should be granted by the Providence Zoning Board of Review for the following reasons:

1) The proposed special use permit is specifically set forth in the Providence Zoning Ordinance (see Table 12.1: Use Matrix) - Parking Lot (Principal Use). Further, said use would comply with the Standard noted in Section 1202.V which states that a) the subject as proposed will comply with the city's parking design standards; b) the parking lot will be used solely for the temporary parking of motor vehicles; c) the lot will not be used as an off-street loading area; d) the lot will be used solely for private parking purposes; and e) the parking lot will be maintained, fenced, enclosed and landscaped in accordance with the requirements of the Zoning Ordinance or any conditions placed upon it by the Zoning Board of Review.

Notably, the subject parking lot has existed since 2012 for the private use of Atlas ATM sales and delivery employees; the lot is chain linked enclosed having a secured locked gate; and the lot is only accessible during work day hours. Notably, employees park their cars there in the morning when taking out Atlas ATM provided vans and pickup trucks and then returning same at the end of the work day.

2) Granting the proposed special use permit will not substantially injure the use and enjoyment of nor significantly devalue neighboring property. The subject's existence as a private parking lot since 2012 has not altered the general character of the surrounding area nor has it impaired the intent or purpose of the Providence Zoning Ordinance or the City's Comprehensive Plan. Notably, the subject's present use conforms to the overriding commercial character of the immediate area and exemplified in part by the nearby two-unit commercial office building at 48 Nashua Street.

Further, the subject as improved reflects more of a passive use in comparison to some R-3 permitted uses. For example, a community center, cultural facility, day care facility up to eight people, a family day care home or a 4-unit row house would result in more active usage, let alone that on-site parking requirements would need to be adhered to.

Also, the subject's proposed re-design with shrubs, trees, and a rain garden will increase pervious surface by 4% and stormwater flow will continue to be properly maintained away from neighboring properties. Lastly, the subject parking lot will not be lighted; will not be used for the surface storage of equipment and/or materials; and will not emit noise uncommon to what exists along Nashua Street today.

3) Granting the proposed special use permit will not be detrimental or injurious to the general health or welfare of the community. Again, the subject is a private parking lot that has co-existed within the Hope neighborhood since 2012 and is a use that has not adversely impacted the area. Further, parking lot usage is abundant in the area given the densely developed commercial nature of North Main Street and the nearby Miriam Hospital (Summit) area.

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Therefore, for the numerous reasons as outlined above, the appraiser concludes that the applicant's petition should be granted in that continuation of the proposed use will not result in or create conditions that will be deemed inimical to the public health, safety, morals, and general welfare of the Providence Community.

Respectfully submitted,

Andolfo Appraisal Associates, Inc.

Thomas S. Andolfo, MAI, SRA, AI-GRS

Thomas S. Andolfo, MAI, SRA, AI-GRS
Certified General Real Estate Appraiser
Rhode Island Certification #CGA.0A00121

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SUBJECT AS SEEN FROM NASHUA STREET



SOUTHERLY VIEW OF NASHUA STREET



NORTHERLY VIEW OF NASHUA STREET



ADDITIONAL VIEW OF SUBJECT; 36 NASHUA STREET AT RIGHT



REAR VIEW OF THE ATLAS BUILDING AS OVERLOOKING SUBJECT LOT 41



VIEW OF COMMERCIAL BUILDING AT 48 NASHUA STREET, CORNER OF FROST STREET

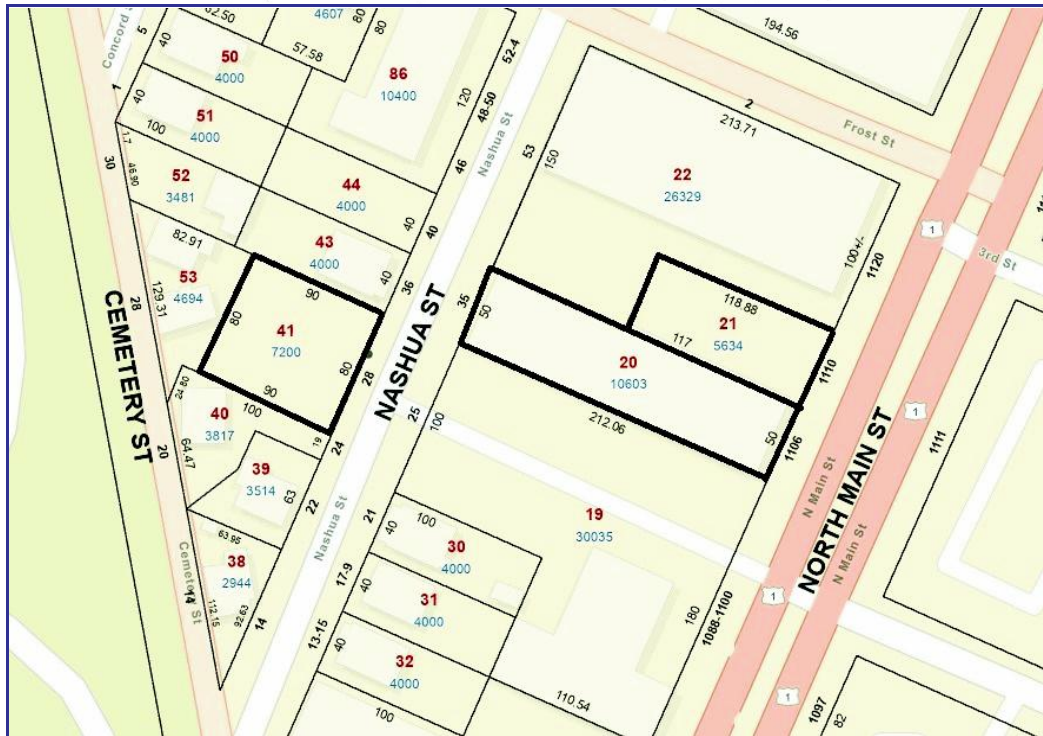


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2011 GOOGLE PHOTO



PLAT MAP



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**QUALIFICATIONS OF THOMAS S. ANDOLFO, MAI, SRA, AI-GRS
REAL ESTATE APPRAISER AND CONSULTANT
ASSOCIATED WITH ANDOLFO APPRAISAL ASSOCIATES, INC.**

Engaged in the Real Estate Business for 43 years

President, ANDOLFO APPRAISAL ASSOCIATES, INC.

Member of the Appraisal Institute, MAI Designation #10266

Certified General Appraiser, State of Rhode Island #CGA.0A00121

Certified General Appraiser, Commonwealth of Massachusetts #2789

Certified General Appraiser, State of Connecticut #RCG.0001283

Licensed Real Estate Broker, State of Rhode Island #B09263

Graduate of La Salle Academy, Providence, Rhode Island (1969)

Graduate of The College of Holy Cross College, Worcester, Massachusetts (1973)

Certificate in Real Estate, University of Rhode Island (1979)

Affiliations:

Rhode Island Commercial and Appraisal Board of Realtors

Rhode Island Association of Realtors - Statewide MLS

National Association of Realtors

Greater Providence Chamber of Commerce

Authorship:

New England Real Estate Journal, August 2015, "An Update on the Link District in Providence, RI"

VALUATION, as published by the Appraisal Institute, Third Quarter 2013, "The 'Mall' in 'Small'"

New England Real Estate Journal, October and November 2004, "Rhode Island Suburban Medical and Biotech Overview"

New England Real Estate Journal, November 2003, "A Look at the Valuation of a Telecommunication Facility"

The Appraisal Journal, July 2001, "Telecommunications: The Wireless Personal Communications Services (PCS) Industry"

Presentations:

Transportation Research Board Eminent Domain and Land Use Committee - Workshop on Transportation Law, The Care and Proper Feeding of Expert Witnesses, Panel Discussion, July 13 2010

Rhode Island Association of Assessing Officers - Commercial Appraisals and the Tax Appeal Process, March 17, 2006

ANDOLFO APPRAISAL ASSOCIATES, INC.

Directorships:

Rhode Island Real Estate Appraisers Board - Board Member - 2003 - 2004
Board Chairman - 2005 - 2009
Board Member - 2010 - 2013

Chair of the Rhode Island Branch of the Massachusetts and Rhode Island
Chapter of the Appraisal Institute - December 2012 - December 2013

Board of Directors of the Massachusetts and Rhode Island
Chapter of the Appraisal Institute - January 2014 - December 2016

Past President of the Holy Cross Club of Rhode Island

Past President of the Rhode Island Chapter, Appraisal Institute (1993, 2007,
and 2008)

First Night Providence - Second Vice President and Fund Raising Chairman

Trustee of the North Providence Land Trust - 2003 - 2004

Educational Activities:

Member of the National Experience Review Committee for MAI Experience
Credits

Past Instructor of Real Estate Appraisal - University of Rhode Island,
College of Continuing Education, and the Rhode Island Board of Realtors

Qualified Expert Witness:

United States Federal Court
Superior Court of Rhode Island
Rhode Island Bankruptcy and Probate Courts
Worcester County Bankruptcy Court
Court Appointed Arbitrator

City of Attleboro, MA, Zoning Board of Appeals
City of Cranston, Zoning Board of Review
City of East Providence, Zoning Board of Review
City of Fall River, MA, Zoning Board of Appeals
City of Pawtucket, Zoning Board of Review
City of Providence, Zoning Board of Review
City of Warwick, Zoning Board of Review
City of Warwick, City Council
City of Woonsocket, Zoning Board of Review

Town of Barrington, Zoning Board of Review
Town of Bristol, Town Council
Town of Bristol, Zoning Board of Review
Town of Burrillville, Zoning Board of Review
Town of Coventry, Zoning Board of Review
Town of Cumberland, Town Council
Town of Cumberland, Zoning Board of Review
Town of East Greenwich, Town Council
Town of Exeter, Zoning Board of Review
Town of Glocester, Zoning Board of Review
Town of Hopkinton, Zoning Board of Review
Town of Johnston, Town Council
Town of Johnston, Zoning Board of Review
Town of Lincoln, Zoning Board of Review
Town of Mansfield, MA, Zoning Board of Appeals

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Qualified Expert Witness:

Town of Medway, MA, Zoning Board of Appeals
Town of Middletown, Zoning Board of Review
Town of Millbury, MA, Planning Board
Town of Narragansett, Zoning Board of Review
Town of North Attleborough, MA, Zoning Board of Appeals
Town of North Kingstown, Zoning Board of Review
Town of North Providence, Town Council
Town of North Providence, Zoning Board of Review
Town of North Smithfield, Zoning Board of Review
Town of Portsmouth, Zoning Board of Review
Town of Richmond, Zoning Board of Review
Town of Seekonk, MA, Zoning Board of Review
Town of Smithfield, Town Council
Town of Smithfield, Zoning Board of Review
Town of South Kingstown, Zoning Board of Review
Town of Sutton, MA, Zoning Board of Appeals
Town of Tewksbury, MA, Planning Board
Town of Tewksbury, MA, Board of Selectmen
Town of Tiverton, Zoning Board of Review
Town of West Greenwich, Town Council
Town of West Greenwich, Zoning Board of Review
Town of West Warwick, Town Council
Town of Westerly, Zoning Board of Review

Appraisals for numerous Attorneys and Property Owners

Appraisals for Banks/Financial Institutions:

Admiral Bank
American Bank of Texas, N.A.
Aurora Bank, FSB
Bank of America
Bank Rhode Island
Bank Newport
Bay Coast Bank
Bristol County Savings Bank
Brookline Bank
Business Development Company of Rhode Island
Capital Crossing Bank
Central Rhode Island Development Corporation
Centreville Bank
Citizens Bank
Coastway Community Bank, f/k/a Coastway Credit Union
Country Bank for Savings
Domestic Bank
Eastern Bank
Eastern Funding
Enterprise Capital, Inc.
Federal Deposit Indemnity Corporation (FDIC)
Federal National Mortgage Corporation (FannieMae)
First Federal Savings Bank of America (FIRSTFED)
First International Bank
First National Bank of New England
First Pioneer Farm Credit, a/k/a Farm Credit East
First Trade Union Bank
Flagstar Bank
Freedom National Bank
Frontier Community Bank
GE Capital Mortgage Corporation

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Appraisals for Banks/Financial Institutions:

Greenwood Credit Union
Homecomings Financial Network
HomeSteps Asset Services
Lehman Brothers Bank, FSB
Mansfield Bank
Minority Investment Development Corporation
Navigant Credit Union, f/k/a Credit Union Central Falls
Newport Federal Savings Bank
Ocean State Business Development Authority, Inc.
Pace Realty Advisors
Pawtucket Credit Union
Peoples Savings Bank
Peoples United Bank
Randolph Savings Bank
Republic Bank
Resolution Trust Corporation (RTC)
Rhode Island Housing (formerly RIHMFC)
Rockland Trust Company
Sabadell United Bank
Salem Five Cents Savings Bank
Savings Institute Bank and Trust Company
Sovereign Bank New England
State Street Bank
TD Bank, N.A.
The Washington Trust Company
United States Department of Housing and Urban Development (HUD)
United States Small Business Administration
Wachovia Small Business Capital
Webster Bank
Wells Fargo Financial
Westerly Savings Bank
Zion First National Bank

Appraisals For:

76 Westminster Street, LLC
A.T. Cross Company
AAA of Southern New England
Alpha Realty Advisors
American Insulated Wire Corporation/Leviton Manufacturing
American Power Conversion
American Shipyard Corporation
Ann & Hope, Inc.
Ballard Exploration Company, Inc.
Beacon Mutual Insurance Company
Blue Cross/Blue Shield of Rhode Island
Brown University
Burrillville Planning Department
Burrillville Sewer Commission
Catholic Family Life Insurance
Charlestown Land Trust
Chelsea Industries, Inc.
City of Central Falls
City of Cranston
City of East Providence
City of Newport
City of Providence
City of Warwick
City of Woonsocket

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Appraisals For: (Con't)

Colliers International
Community College of Rhode Island
Cookson America
Cornish Associates
Cranston Housing Authority
Cranston Print Works
Department of the Army
General Dynamics - Electric Boat Division
Glocester Land Trust
Granoff Realty II, LP
Greater Providence YMCA
Johnson & Wales University
Koch Eye Associates
Landmark Medical Center
Lifespan Corporation
Marriott International, Inc.
Narragansett Bay Commission
National Grid, f/k/a Narragansett Electric Company
National Marine Fisheries Service
National Railroad Passenger Corporation (AMTRAK)
Nationwide Insurance
O.R. Colan Associates, Inc.
OSRAM SYLVANIA, INC.
Pawtucket Redevelopment Agency
Pawtucket Water Supply Board
Providence Planning and Development
Providence Public Building Authority
Providence Public Library
Providence Public Property (Redevelopment Agency)
Providence School Department
Providence Tax Assessment Review Board
Providence Tax Assessor
Providence Water Supply Board
Providence and Worcester Railroad
Radiation Oncology
Raytheon
Rhode Island Airport Corporation
Rhode Island Attorney General
Rhode Island Department of Administration
Rhode Island Department of Labor and Training
Rhode Island Department of Children, Youth, and Families (DCYF)
Rhode Island Depositors Economic Protection Corporation (RI DEPCO)
Rhode Island Economic Development Corporation
Rhode Island Hospital
Rhode Island Industrial/Recreational Building Authority
Rhode Island Public Radio
Rhode Island State Police Rhode Island Solid Waste Management Corp.
Rhode Island Water Resources Board
RI Neurological Institute
Roger Williams University
Roman Catholic Diocese of Providence
Salvation Army of Rhode Island
South County Hospital
Sprint Spectrum, LP
State of Rhode Island Building Code Standards Committee - Testimony
State of Rhode Island, Department of Transportation
State of Rhode Island, Department of Environmental Management
Steere House Nursing and Rehabilitation
Tenent Health Care

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Appraisals For: (Con't)

The Episcopal Diocese of Rhode Island
The Flatley Company
The Koffler Group
The Nature Conservancy
The Trust for Public Land
Tiverton Power - Caithness Corporation
Town of Bristol
Town of Burrillville
Town of Cumberland
Town of East Greenwich
Town of Johnston
Town of Lincoln
Town of Narragansett
Town of North Providence
Town of Portsmouth
Town of South Kingstown
Trinity Repertory Theatre
United Parcel Service
United States Department of the Interior
United States Fish and Wildlife Services
United States Marshal Service, District of Rhode Island
United States Postal Service
University Gastroenterology
University of Rhode Island
Village Retirement Centers
Westerly Hospital
Women & Infants Hospital

Affiliated Companies:

President, Andolfo Real Estate, Inc.

Web Site / E-Mail:

www.andolfoappraisal.com / tom.andolfo@verizon.net

(Revised 01-05-2023)

CERTIFIED GENERAL APPRAISER/REAL ESTATE BROKER LICENSES

	<p>State of Rhode Island Department of Business Regulation Real Estate Appraisers Section John O. Pastore Complex, Bldg. 69-1 1511 Pontiac Avenue Cranston, RI 02920-0942</p>	
<h3>Certified General Appraiser</h3>		
Certification No. <u>CGA.0A00121</u>		This Certification Expires on: <u>12/31/2023</u>
<p><i>(In accordance with Title V, Chapter 20.7 of the General Laws of Rhode Island relating to Real Estate Appraisers) Pursuant to vested authority and having received full payment of the required fee, the Department of Business Regulation has licensed/certified</i></p>		
<h4>Thomas S. Andolfo</h4>		
<p><i>The person named herein may engage in the business of appraisal practice, provided he shall in all respects conform to the Provisions of Title V, Chapter 20.7 of the General Laws of Rhode Island 1987, as amended, and the rules and regulations issued under authority thereof, beginning <u>01/01/2022</u> and ending <u>12/31/2023</u> unless this license is suspended revoked or voluntarily returned to the Department during this period.</i></p>		
<p><i>Vanessa Mann</i> _____ Chairperson, Real Estate Appraisers Board</p>		

<p>State of Rhode Island</p>		
<p>Department of Business Regulation</p>		<p>Division of Commercial Licensing</p>
<p>Real Estate Broker License</p>		
<h3>Thomas S Andolfo</h3>		
<p><i>has complied with all of the provisions of the law of this State, relative to the Real Estate Broker and is hereby authorized to transact business as a Real Estate Broker pursuant to the provisions of 5-20.5 of the General Laws of Rhode Island.</i></p>		
License No.: REB.0009263	Issued: 5/1/2022	Expires: 4/30/2024
<p><i>William J. Riordan</i> _____ Real Estate Administrator</p>	<p><i>Robert M. Tamm</i> _____ Director of Business Regulation</p>	
<p><i>This License must be prominently displayed in the Office of the Licensee.</i></p>		