

Providence City Plan Commission

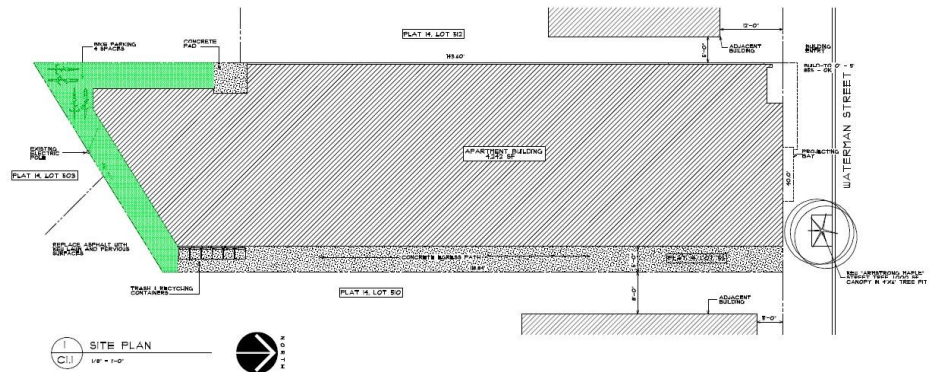
May 19, 2020



AGENDA ITEM 4 ■ 219 WATERMAN STREET



Aerial view of the site



Proposed site plan



Front rendering

OVERVIEW

OWNER/APPLICANT: Bahman Jalili

PROJECT DESCRIPTION: The applicant is requesting preliminary plan approval to construct a four story, 16 unit residential building on the subject property located in the C-2 zone.

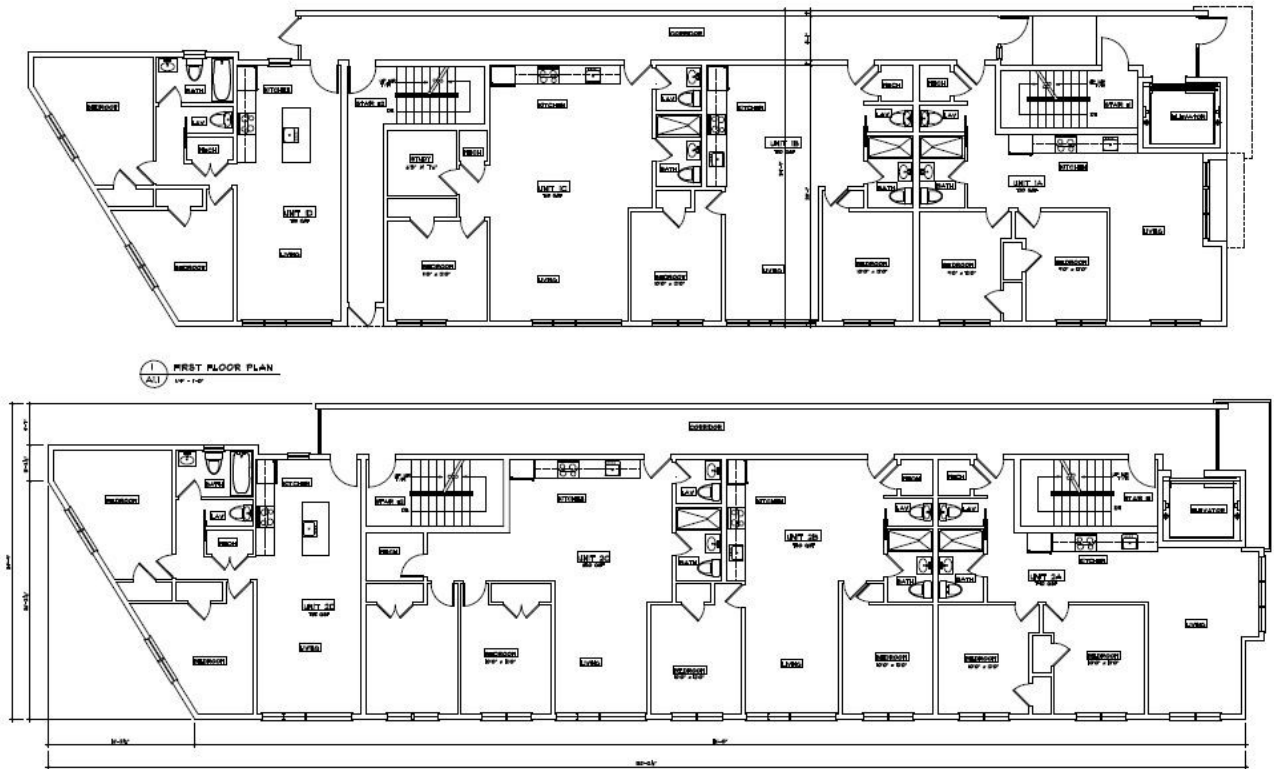
CASE NO./PROJECT TYPE: 20-014MI
Preliminary Plan Approval

PROJECT LOCATION: 219 Waterman Street
AP 14 Lot 511

RECOMMENDATION: Approval of the Preliminary Plan subject to the noted findings and conditions

NEIGHBORHOOD: Wayland

PROJECT PLANNER: Choyon Manjrekar



Proposed floor plans

PROJECT OVERVIEW

The subject property is zoned C-2 and currently vacant. The applicant is proposing to construct a four-story, 16 unit residential building on the site.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

The subject property is zoned C-2, which permits multifamily development by right.

Dimensions and site design

The lot measures 5,249 SF and the four-story building will have a height of approximately 42' and four stories, which is within the 50', four story height limit of the C-2 zone. Four apartments—a mix of one and two bedroom units—are located on each floor. The main building entrance to the lobby is located at street level and directly accessible from Waterman Street. Elevator access is provided for all units.

The building is set to the north and west lot lines with a five foot setback from the eastern lot line, where the trash collection area will be located. The proposed rear yard area which is currently paved, will be replaced with pervious surface and accommodate bicycle parking. The entrance and a window on the first floor will provide some transparency on the ground floor. The transparency on the upper stories will exceed 15 percent. Based on elevations provided, the building

will conform to the design regulations of the C-2 zone. The façade is composed of permitted building materials like aluminum and glass, hardi-plank, wood paneling and detailed concrete block.

A portion of the façade will project over the sidewalk, and the building footings will encroach under the public right of way. Encroachment permits will be required for both conditions.

Parking is not required as the lot measures less than 10,000 SF in the C-2 zone. Four bicycle parking spaces will be provided in the rear of the lot, which will meet the parking requirement of one bicycle space per five dwelling units.

Landscaping

With a lot size of 5,249 SF, the applicant requires approximately 787 SF to meet the canopy coverage requirement. The applicant will meet this requirement by planting a large tree providing 1,000 SF of coverage, on the sidewalk adjacent to the building.

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 Master 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 is an encouraged use.

Provision of housing would conform to objective H-2 of the comprehensive plan which encourages creation of new housing opportunities in the City.

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 multifamily development by right.

Dimension: The development conforms to the dimensional and design requirements of the C-2 zone as discussed.

Parking: The development meets the parking requirement. No vehicle parking is required as the site is less than 10,000 SF and the applicant meets the bicycle parking requirement.

Landscaping: The applicant will meet the landscaping requirement by planting a large tree on the sidewalk.

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 as the site measures less than 10,000 SF. No negative environmental impacts are expected as the applicant is expected 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 as it will conform to the dimensional requirements of the zoning ordinance.

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 Waterman Street.

RECOMMENDATION

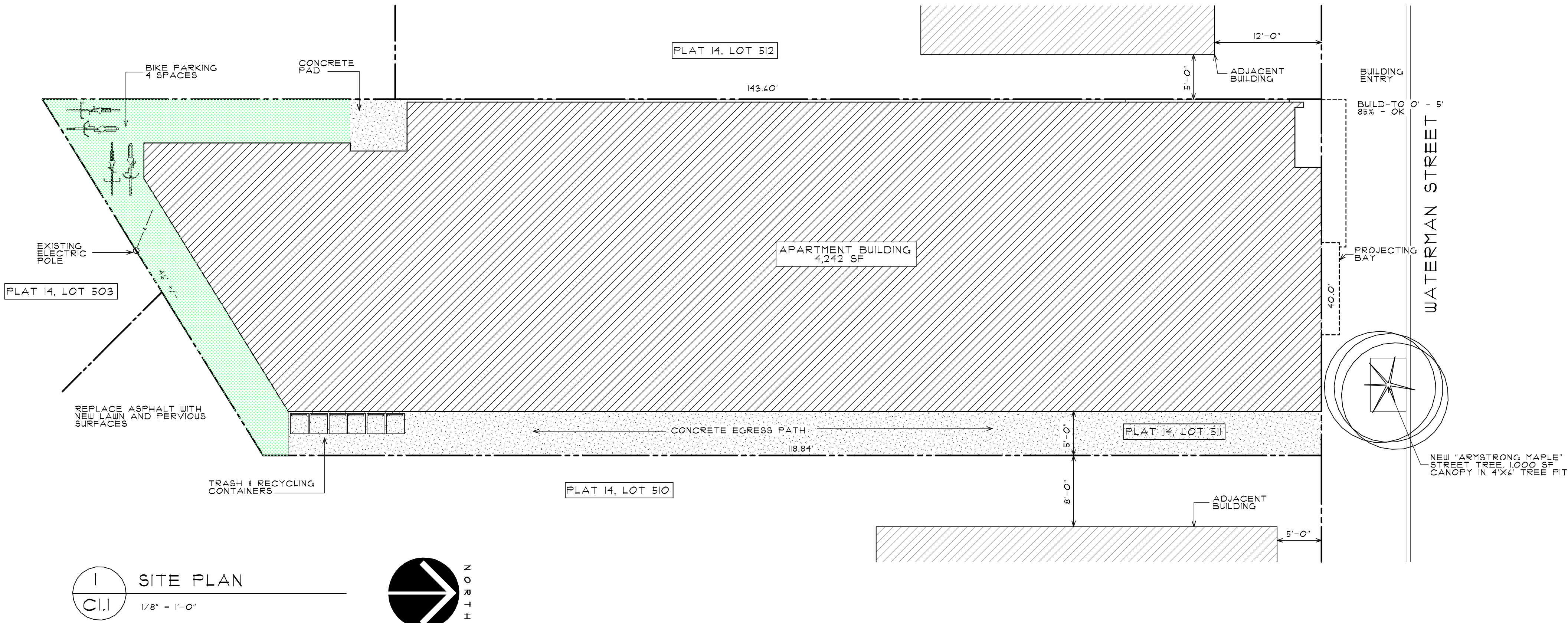
The CPC should vote to approve the preliminary plan subject to the following conditions:

1. The applicant shall apply for encroachment permits for the building footings and above ground encroachment.
2. Final plan approval should be delegated to DPD staff

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS IN EFFECT AT THE PROJECT SITE.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR SHALL REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
4. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE AND MASONRY; CENTER OF FRAME PARTITIONS AND CENTER OF FRAME OPENINGS UNLESS NOTED OTHERWISE.
5. DIMENSIONS NOTED TO EXISTING PLANES SHALL REFER TO THE FINISHED SURFACE OF THE WALL, FLOOR OR CEILING PLANE.
6. ALL ITEMS OF WORK ARE TO BE NEW, UNLESS NOTED AS EXISTING.
7. CONTRACTOR SHALL VERIFY ALL DOOR & WINDOW DIMENSIONS IN FIELD BEFORE PURCHASE.

| L E G E N D | | | |
|-------------|-----------------------|-----------|---------------------------------|
| | CONCRETE | ADJ. | ADJACENT |
| | CONCRETE MASONRY UNIT | A.F.F. | ABOVE FINISHED FLOOR |
| | FACE BRICK | ALUM. | ALUMINUM |
| | STONE VENEER | ARCH. | ARCHITECT |
| | EXISTING PARTITION | I | AND |
| | PARTITION REMOVED | AT | AT |
| | NEW FRAME PARTITION | B.O.P. | BOTTOM OF FOOTING |
| | PROPERTY LINE | BLKG. | BLOCKING |
| | SETBACK LINE | CL. | CENTERLINE |
| | CENTERLINE | CLG. | CEILING |
| | ABOVE | C.L.L. | CONTRACT LIMIT LINE |
| | HIDDEN | COL. | COLUMN |
| | CONTOUR - EXISTING | CONC. | CONCRETE |
| | CONTOUR - NEW | CONT. | CONTINUOUS |
| | WATER LINE | COORD. | COORDINATE |
| | ELECTRIC LINE | DIA. | DIAMETER |
| | GAS LINE | DN | DOWN |
| | SEWER LINE | DS | DOWNPOUT |
| | WINDOW SYMBOL | DTL. | DETAIL |
| | DOOR SYMBOL | ELEV. | ELEVATION |
| | WALL TYPE | EXIST. | EXISTING |
| | REVISION #1 | EXT. | EXTERIOR |
| | ELEVATION DATUM | EQ. | EQUAL |
| | ELEVATION KEY | FIN. FLR. | FINISH FLOOR |
| | SECTION KEY | FLR. | FLOOR |
| | DETAIL KEY | FND. | FOUNDATION |
| | ROOM NAME | GWB. | GYP/SUR WALLBOARD |
| | SMOKE DETECTOR | HM | HOLLOW METAL |
| | CO DETECTOR | HT. | HEIGHT |
| | | INT. | INTERIOR |
| | | INSUL. | INSULATION |
| | | L.C.C. | LEAD COATED COPPER |
| | | ML | MILLIMETER |
| | | MTL. | METAL |
| | | M.O. | MASONRY OPENING |
| | | N.I.C. | NOT IN CONTRACT |
| | | N.T.S. | NOT TO SCALE |
| | | O.C. | ON CENTER |
| | | OPP. | OPPOSITE HAND |
| | | PL. | PLATE |
| | | P.T. | PRESSURE TREATED |
| | | PTD. | PAINTED |
| | | PLYD. | PLYWOOD |
| | | REQ'D | REQUIRED |
| | | R. | RISER |
| | | R.O. | ROUGH OPENING |
| | | SPL. | SPILLAR |
| | | STL. | STEEL |
| | | T. | TREAD |
| | | T.O. | TOP OF |
| | | T.O.P. | TOP OF FOOTING |
| | | T.O.S. | TOP OF SHELF |
| | | T.O.W. | TOP OF WALL |
| | | T.S. | TUBE STEEL |
| | | TYP. | TYPICAL |
| | | UNO. | UNLESS NOTED OTHERWISE |
| | | VCT. | VINYL COMPOSITION TILE |
| | | V.I.F. | VERIFY IN FIELD |
| | | W. | WITH |
| | | WD. | WOOD |
| | | WSU. | WATERPROOF SHINGLE UNDERLAYMENT |



ZONING SUMMARY

| | Required/Allowed | Proposed | Exceptions |
|----------------|------------------|---------------|------------|
| Frontage | N/A | 40' | OK |
| Front Yard | 0'-5' | 85.00% | OK |
| Side Yard | 0' | 0' 4" | OK |
| Rear Yard | 0' | 5'0" | OK |
| Lot Coverage | N/A | 4,242 (80.1%) | OK |
| Max Height | 50'/4 S | 42'0"/4 S | OK |
| Parking | N/A | 0 | OK |
| Dwelling Units | | 16 | OK |

NEW APARTMENT BUILDING
PROJECT NAME
219 WATERMAN STREET
PROVIDENCE, RHODE ISLAND 02906

ACME
ARCHITECT
L.L.C.

9 SIMMONS ROAD
LITTLE COMPTON
RHODE ISLAND 02837

T. 401 465 5247
F. 401 635 8662

MarkRappArchitect.com

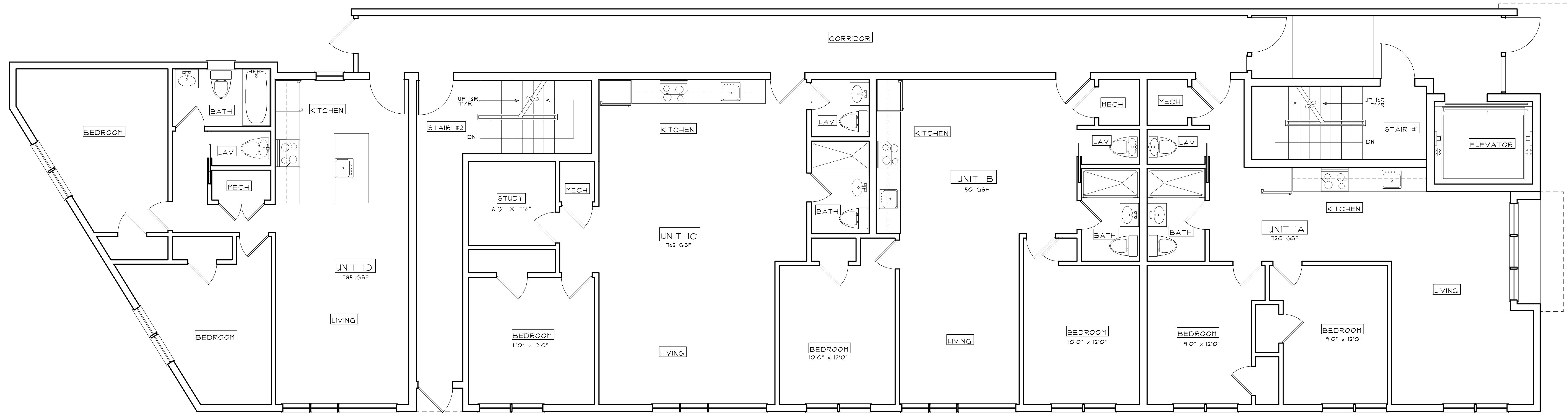
SITE PLAN, LEGENDS

REVISIONS:

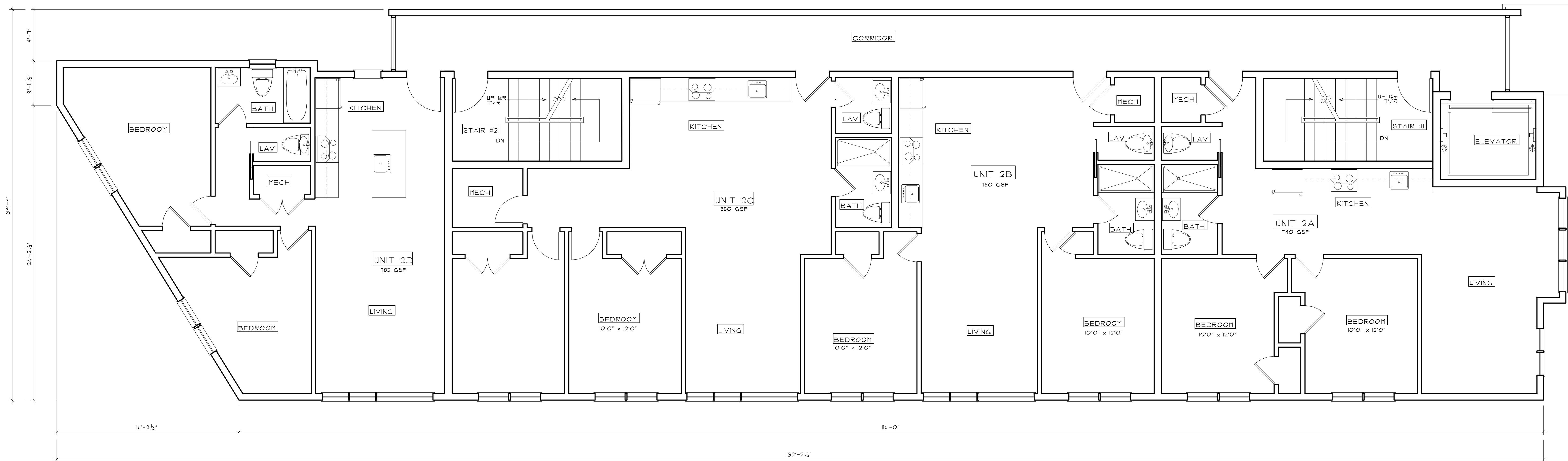
DATE: 5/3/20
SCALE: AS NOTED

SHEET

C1.1



1 FIRST FLOOR PLAN
A1.1 1/4" = 1'-0"

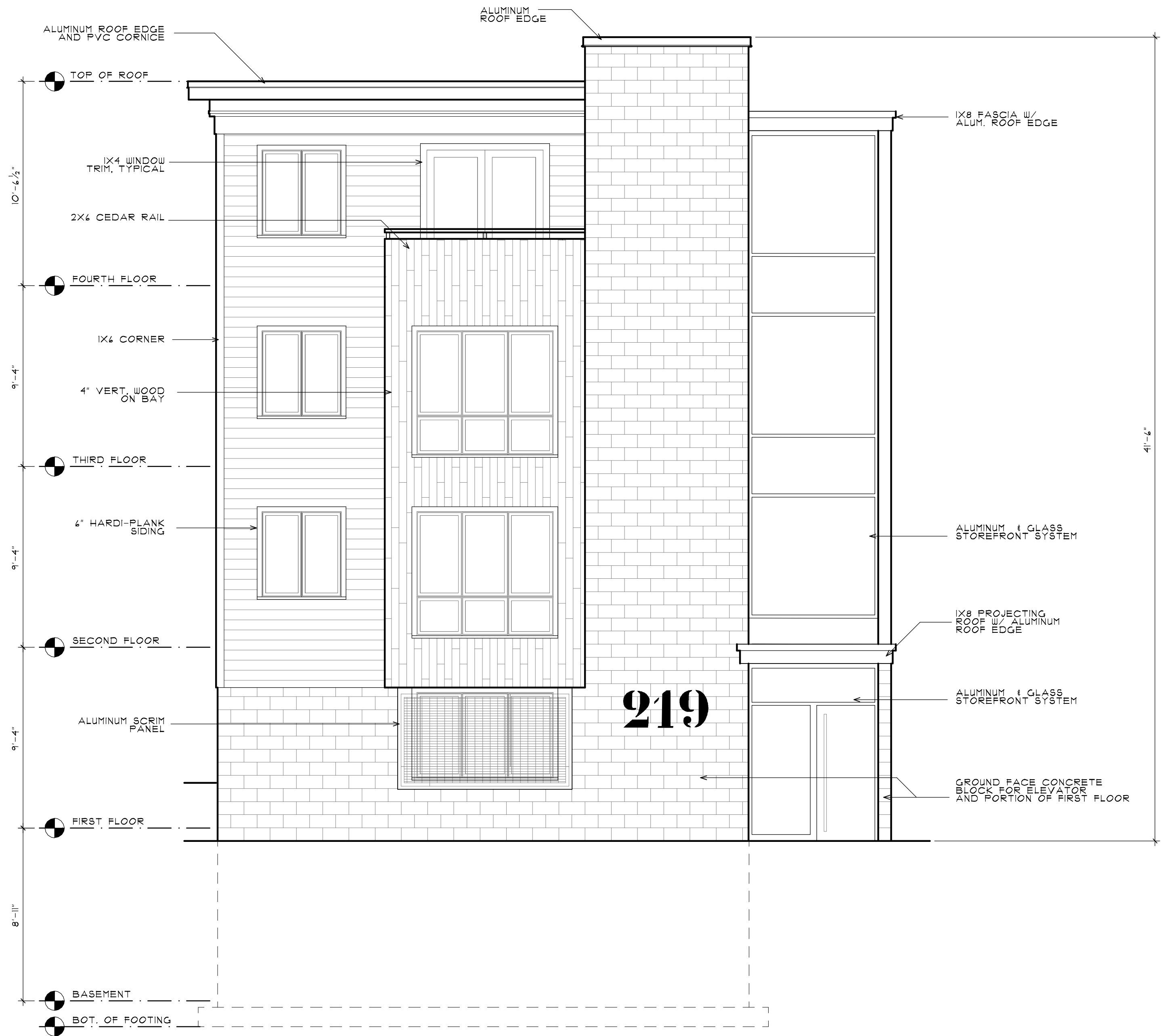


2 SECOND FLOOR PLAN
A1.1 1/4" = 1'-0"



1 EAST ELEVATION
A2.1 1/4" = 1'-0"

| | | | |
|---|--|---|------------|
| NEW APARTMENT BUILDING | | PROJECT NAME | |
| | | 219 WATERMAN STREET PROVIDENCE, RHODE ISLAND 02906 | |
| ACME ARCHITECT L.L.C. | | | |
| 9 SIMMONS ROAD LITTLE COMPTON, RHODE ISLAND 02837 T. 401 465 5247 F. 401 635 8662 MarkRappArchitect.com | | | |
| | | | |
| EAST ELEVATION | | DATE: 5/3/20 SCALE: 1/4" = 1'-0" | REVISIONS: |
| SHEET | | | |
| A2.1 | | | |
| 19-05 | | | |



1 NORTH ELEVATION
A2.2 1/4" = 1'-0"

| | | | |
|--|--|---|--|
| NEW APARTMENT BUILDING | | PROJECT NAME | |
| | | 219 WATERMAN STREET PROVIDENCE, RHODE ISLAND 02904 | |
| ACME ARCHITECT L.L.C. | | | |
| 9 SIMMONS ROAD LITTLE COMPTON RHODE ISLAND 02837 | | | |
| T. 401 465 5247 F. 401 635 8662 | | | |
| MarkRappArchitect.com | | | |
| | | | |
| NORTH & SOUTH ELEVATIONS | | REVISIONS: | |
| DATE: 5/3/20 | | SCALE: 1/4" = 1'-0" | |
| SHEET | | | |
| A2.2 | | | |
| 19-05 | | | |

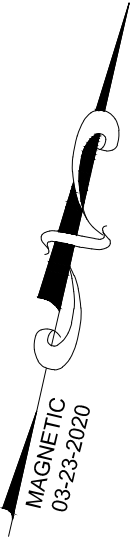
REFERENCES:

- 1. DEED BOOK 11810 PAGE 195
- 2. PLAN ENTITLED "THE COLD SPRINGS PLAT OF LOTS ON ANGELL WATERMAN & PITMAN STREETS DRAWN BY WM. S. HAINES APRIL 8TH, 1856" RECORDED IN THE LAND EVIDENCE RECORDS OF THE CITY OF PROVIDENCE ON PLAT CARD 125.

NOTES:

THE LOT SHOWN HEREON IS SUBJECT TO AN EASEMENT FOR THE USE OF TWO DRIVEWAYS WHICH HAVE BEEN USED CONTINUOUSLY AND WITHOUT INTERRUPTION ADVERSELY AND OPENLY AND NOTORIOUSLY FOR OVER 25 YEARS. SEE DEED REFERENCED ABOVE.

APPROXIMATE TREE CANOPY COVERAGE
2,327± S.F. = 44%



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, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION:

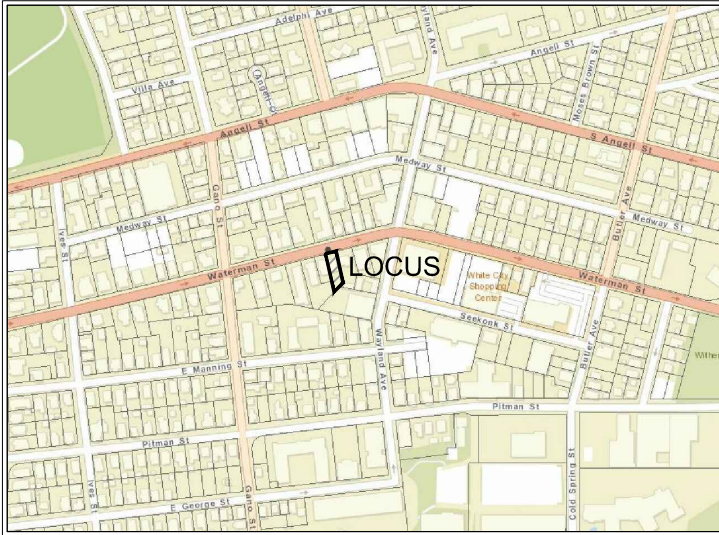
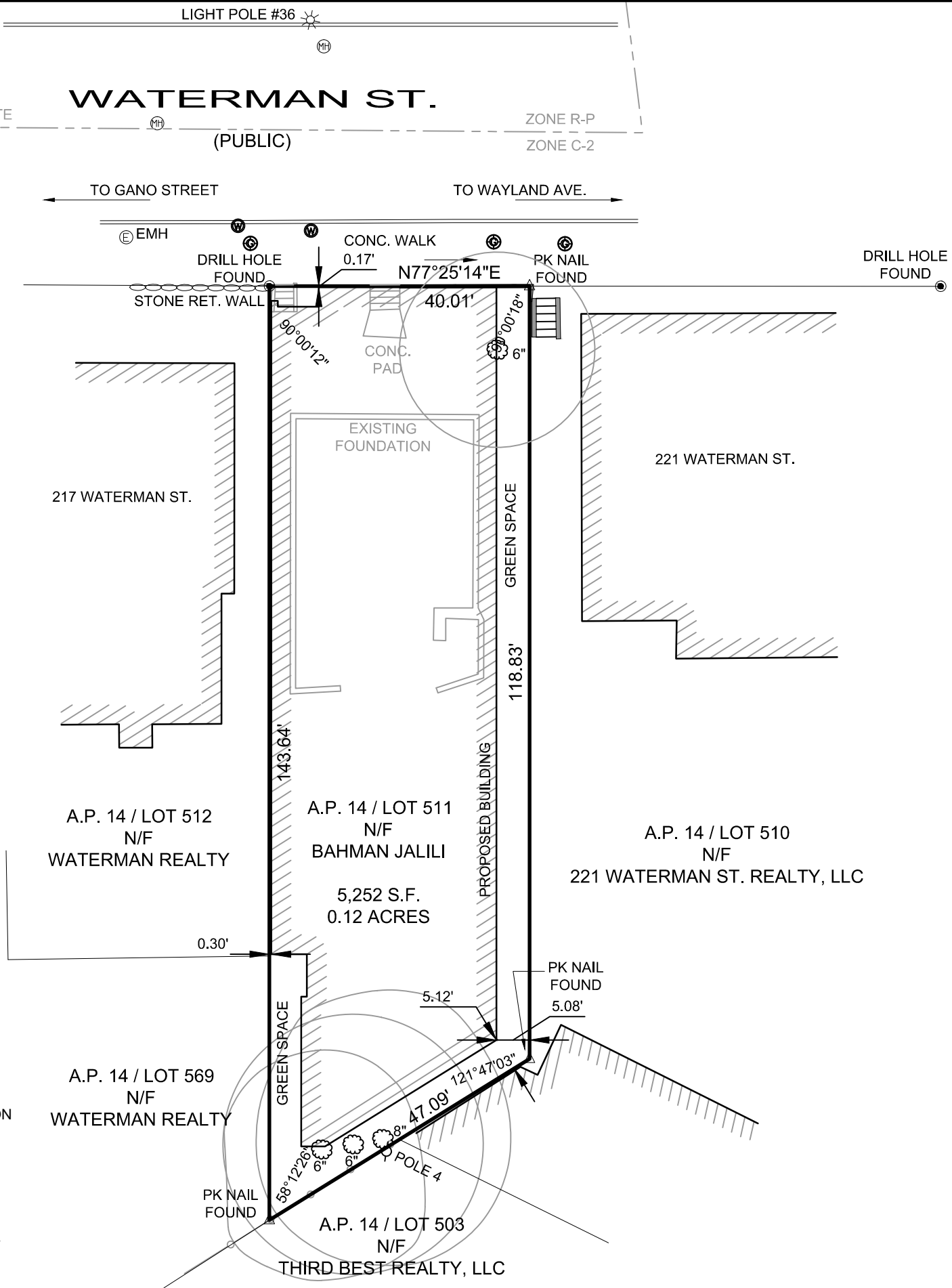
LIMITED CONTENT BOUNDARY SURVEY CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: DATE:

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60



LOCUS MAP
ZONING DISTRICT C-2

| | |
|-----------------------------|------------|
| MINIMUM LOT AREA: | NONE |
| MINIMUM BUILDING HEIGHT: | 16 FT. |
| MAXIMUM BUILDING HEIGHT: | 50 FT. |
| MAX. BUILDING COVERAGE: | NONE |
| MAX. IMP. SURFACE COVERAGE: | NONE |
| MINIMUM SETBACKS | |
| FRONT: | 0 - 5' FT. |
| SIDE: | * NONE |
| REAR: | ** NONE |

* SIDE SETBACK IS NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 10'
** REAR SETBACK IS NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 20'

BOUNDARY STAKE-OUT SURVEY

A.P. 14 / LOT 511
219 WATERMAN STREET
PROVIDENCE, R.I. 02906
SCALE: 1" = 20' DATE: APRIL 8, 2020

PREPARED FOR:
BAHMAN JALILI
219 WATERMAN STREET
PROVIDENCE, RI 02906

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9652 / DWG. NO. 9652 - Survey (CJB)

