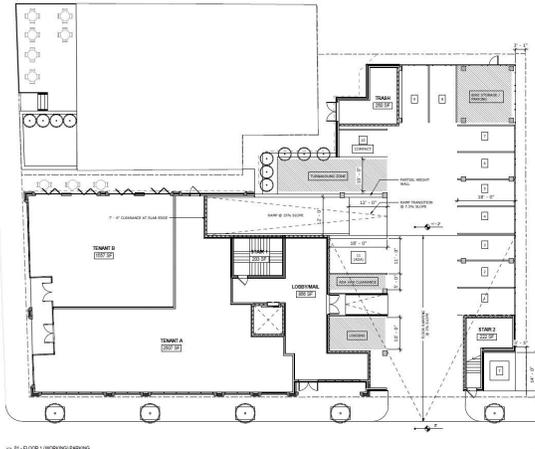


Providence City Plan Commission

August 17, 2021



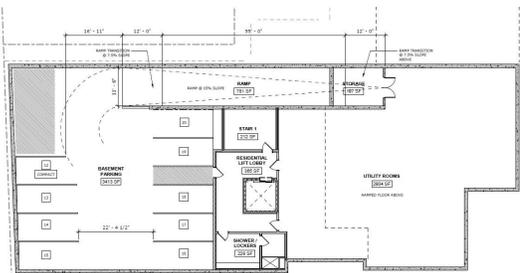
AGENDA ITEM 1 ■ 230 WATERMAN STREET



© 1st FLOOR (WORKING PARKING)



Aerial view of the site



Conceptual site plan and basement level parking

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 48 percent is requested where 38 parking spaces are required but 20 will be provided.

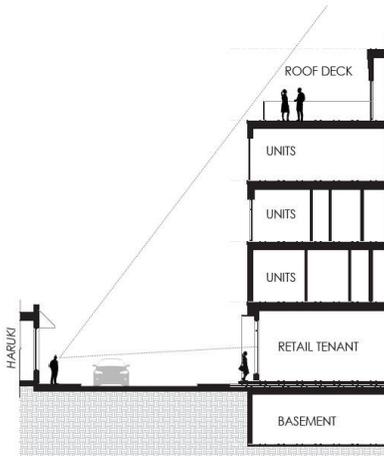
CASE NO./ PROJECT TYPE: 21-020 MA
Master Plan with dimensional adjustments for height and parking

RECOMMENDATION: Approval of the Master Plan

PROJECT LOCATION: 230 Waterman Street
AP 15 Lot 495

NEIGHBORHOOD: Wayland

PROJECT PLANNER: Choyon Manjrekar



SECTION A @ WAYLAND AVE.



BUILDING HEIGHT = 64 - 0"

Project Section and South Elevation

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 approximately 50 percent is requested where 38 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. More parking is depicted below the commercial space. 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 largely transparent, which is in compliance 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

Article 14 of the Zoning Ordinance requires one parking space for each of the 38 dwelling units. It also requires one space per 500 SF of commercial development. With 4,200 SF of commercial space, this equates to eight spaces. However, the first 2,500 SF of commercial space are exempt from providing parking per Section 1410.B.5. This reduces to three the required number of commercial parking spaces. Further, the applicant will provide shower and locker facilities to complement the bicycle parking. Provision of these amenities allows the applicant to claim a reduction of four parking spaces per Section 1402.C.2 of the ordinance. This eliminates the commercial parking requirement, and therefore, a total of 38 parking spaces are required for the development.

The applicant is proposing to provide twenty parking spaces with 11 located on the Waterman Street level and nine additional spaces provided in the basement level accessible from the Waterman Street parking area. The applicant is requesting an approximately 48 percent parking adjustment where 38 spaces are required and 20 will be provided.

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 48 percent parking reduction—where 38 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 including shower and locker facilities, 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.

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 significant 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. As Waterman is a heavily travelled street, the applicant should evaluate the safety of vehicles entering and exiting the parking area and provide information about the impact that these vehicles will have on traffic circulation.

Recommendation—Land Development Project

1. The CPC should grant the dimensional adjustments for 14' and one story of height and a 48 percent reduction in the amount of required parking, finding that the project will provide structured parking and mixed-use with at least 50 percent of the building devoted to residential use.
2. The CPC should approve the master plan subject to the following conditions:
 - A. The applicant shall evaluate the safety of vehicles entering and exiting the parking area and shall provide information about the impact that these vehicles will have on traffic circulation. These findings shall be provided at the preliminary plan stage.
 - B. A detailed landscaping plan shall be submitted at the preliminary plan stage.
 - C. The applicant shall obtain right-of-way encroachment permits for building overhangs prior to final plan approval.