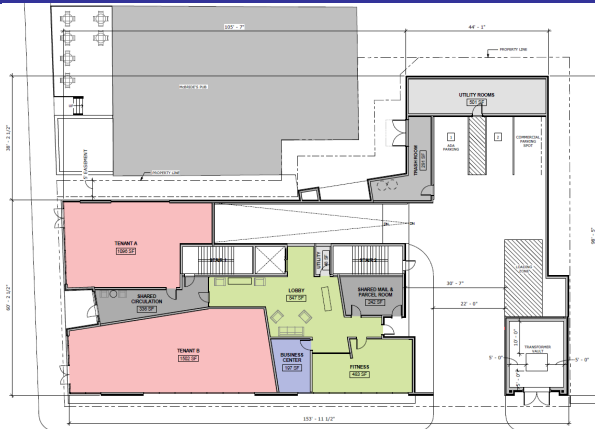


Providence City Plan Commission

November 16, 2021



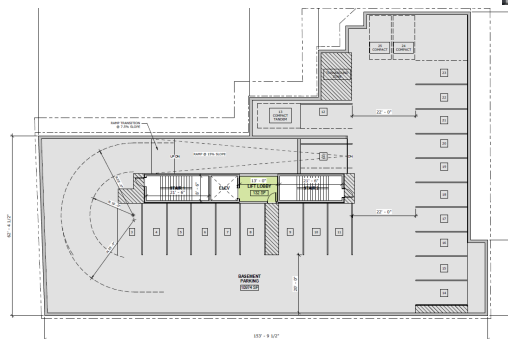
AGENDA ITEM 1 ■ 230 WATERMAN STREET



Conceptual site plan



Aerial view of the site



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 25 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.
CASE NO./PROJECT TYPE:	21-020 MA Master Plan with dimensional adjustment for height		
PROJECT LOCATION:	230 Waterman Street AP 15 Lot 495	RECOMMENDATION:	Approval of the Master Plan
NEIGHBORHOOD:	Wayland	PROJECT PLANNER:	Choyon Manjrekar



Building rendering

PROJECT OVERVIEW

The subject corner lot measures approximately 13,712 SF, is zoned C-2, and is occupied by a former funeral home. The applicant is proposing to demolish the existing building and construct a new, five story mixed-use building with commercial use on the ground floor and a total of 25 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.

The plan has been modified from an earlier submission that proposed 38 units and required a parking adjustment with 20 spaces 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 2,600 SF of commercial space, the lobby, mail and utility rooms, and the first floor parking area consisting of three vehicle spaces, bicycle spaces, and a loading zone. A total of 25 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. Seven residential units will each be located on floors two through four and four units will be located on the fifth story. The total will consist of twenty two two-bedroom units and three one-bedroom units.

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, which is in proximity to the transformer, has been set at a distance from the corner to allow for separation between the retail component and ground floor activity. 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 25 vehicle parking spaces and five bicycle spaces are required for the residential and commercial uses where one space is required for each dwelling unit and one bicycle space is required per five units. With approximately 2,600 SF proposed and the first 2,500 SF of commercial space exempt from providing parking in the C-2 zone, no parking is required for the commercial use as fractions of less than half of the requirement are not included in the calculation. Two parking spaces and a commercial space will be located on the ground floor level with a loading zone. An additional 23 parking spaces will be located below grade and accessible from the ground floor, which will meet the parking requirement.

Per plans provided, the drive aisle between parking spaces 3-11 and the wall is 20' which is short of the 22' width required for 90 degree angled spaces. The applicant may apply for an administrative modification for the proposed width as the adjustment is within 10 percent of the requirement.

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. 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. The DPD supports the adjustment because it is 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 master plan:

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: The applicant will meet the parking requirement, providing the 25 vehicle spaces, five bicycle spaces and a loading zone. A dimensional adjustment is required for the 20' drive aisle width in the basement.

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. A detailed landscaping plan shall be submitted at the preliminary plan stage.
3. The applicant shall obtain encroachment permits for the second floor balconies prior to final plan approval.
4. The applicant shall apply for an administrative modification to maintain the proposed 21' drive aisle in the basement.
5. The CPC should approve the master plan.

230 WATERMAN GROSS SQUARE FOOTAGE (CURRENT)	
BASEMENT	11,980
1ST FLOOR	5,445
1ST FLOOR INT PARKING+UTILITY	5,494
2ND FLOOR	10,083
3RD FLOOR	10,083
4TH FLOOR	10,083
5TH FLOOR	8,067
TOTAL	61,235



CLIENT
CAPSTONE PROPERTIES

ARCHITECT
ZDS
ZDS inc.
2 CHARLES STREET, SUITE A1
PROVIDENCE, RI 02904
+1.401.680.6699
1416 P STREET NW, 2ND FLOOR
WASHINGTON, DC 20005
+1.202.660.0555

STAMP

CONSULTANT

PROJECT NAME
**230 WATERMAN
MIXED USE**

230 WATERMAN STREET,
PROVIDENCE, RI 02906

PROJECT NO. 20128
THESE DRAWINGS ARE FOR THE
CONSTRUCTION OF THE PROJECT LISTED
ABOVE AND ARE NOT TO BE COPIED IN
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NO.	DESCRIPTION	DATE

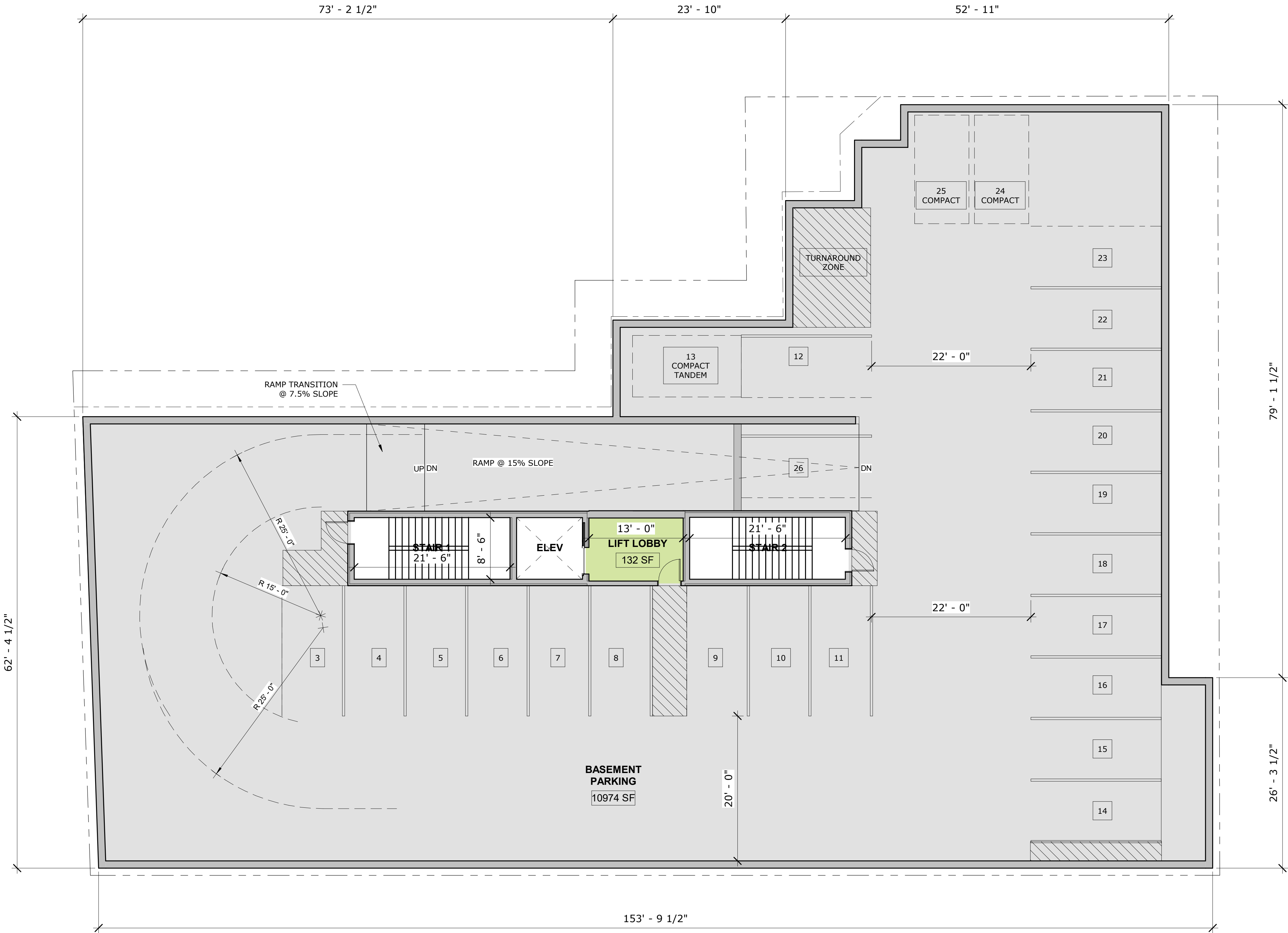
**PROGRESS
CONCEPTUAL -
CONDO**

ISSUED DATE:10/29/2021

SHEET TITLE
**GROUND FLOOR
PLAN**

DRAWING NO.
A1.01

230 WATERMAN GROSS SQUARE FOOTAGE (CURRENT)	
BASEMENT	11,980
1ST FLOOR	5,445
1ST FLOOR INT PARKING+UTILITY	5,494
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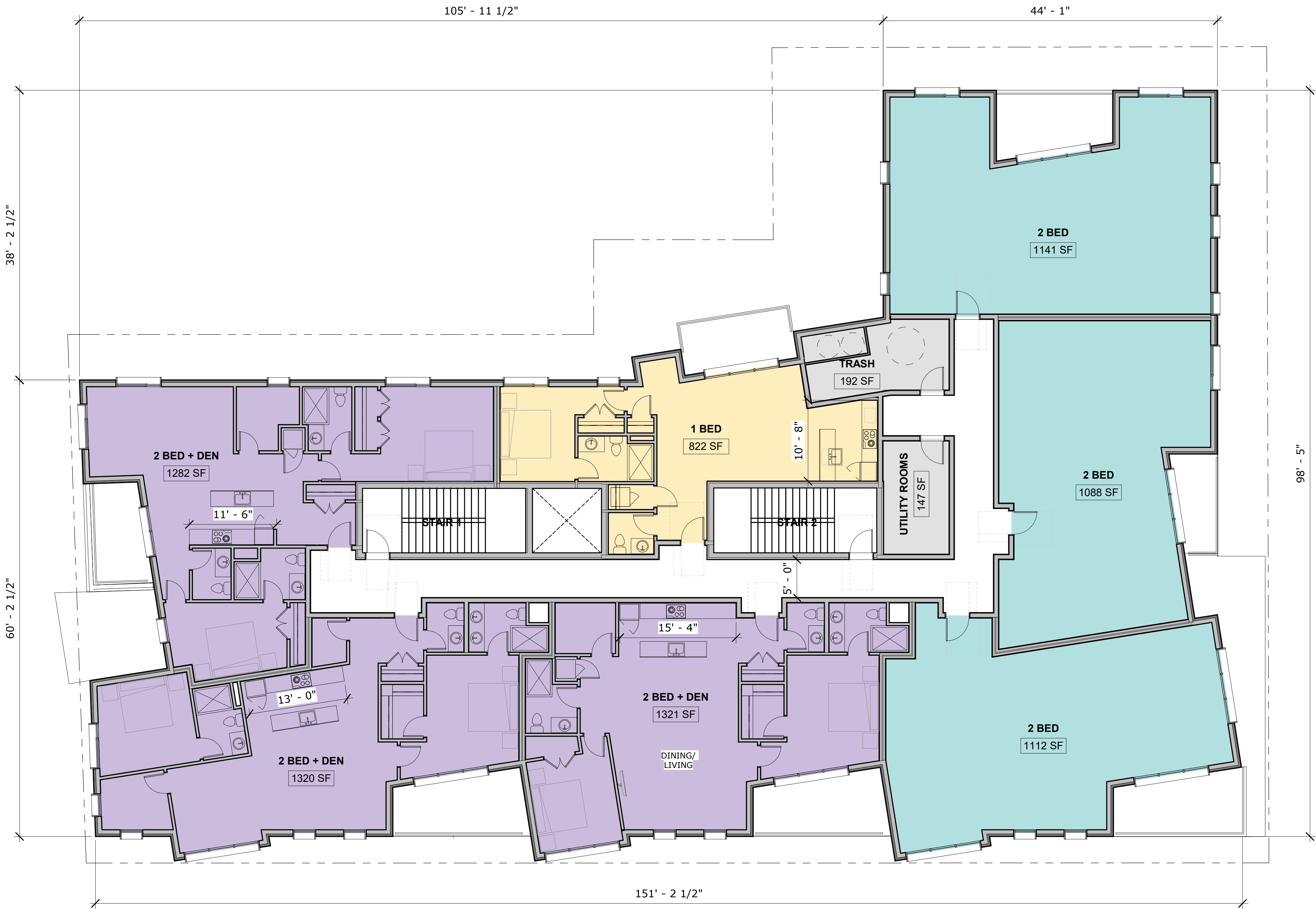
SHEET TITLE
**BASEMENT 01
PLAN**

DRAWING NO.

A1.00A

230 WATERMAN GROSS SQUARE FOOTAGE (CURRENT)	
BASEMENT	11,980
1ST FLOOR	5,445
1ST FLOOR INT PARKING+UTILITY	5,494
2ND FLOOR	10,083
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4TH FLOOR	10,083
5TH FLOOR	8,067
TOTAL	61,235

UNIT TYPE MATRIX		
<div></div>	1 BED (820+/- SF)	3
<div></div>	2 BED (1100-1240+/- SF)	9
<div></div>	2 BED + DEN (1250 -1300 +/- SF)	9
<div></div>	PENTHOUSE 2 BED + DEN (1500-1550 SF +/-)	4
TOTAL UNITS		25



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ISSUED DATE:10/29/2021

SHEET TITLE
**TYPICAL (2-4)
FLOOR PLAN**

DRAWING NO.

A1.03

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TOTAL	61,235

UNIT TYPE MATRIX		
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<div></div> 2 BED + DEN (1250 -1300 +/- SF)		9
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TOTAL UNITS		25



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SHEET TITLE

**FIFTH FLOOR
PLAN**

DRAWING NO.

A1.05

MATERIAL LEGEND:

- FACADE MATERIAL A
- FACADE MATERIAL B
- FACADE MATERIAL C



② WEST ELEVATION (WAYLAND)
1/8" = 1'-0"



① SOUTH ELEVATION (WATERMAN)
1/8" = 1'-0"

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ISSUED DATE:10/29/2021

SHEET TITLE
**EXTERIOR
ELEVATIONS**

DRAWING NO.
A3.00

MATERIAL LEGEND:

- FACADE MATERIAL A
- FACADE MATERIAL B
- FACADE MATERIAL C



2 EAST ELEVATION
1/8" = 1'-0"

- 06 - ROOF
165' - 0"
- 05 - FLOOR 5
151' - 6"
- 04 - FLOOR 4
140' - 0"
- 03 - FLOOR 3
128' - 6"
- 02 - FLOOR 2
117' - 0"
- 01 - FLOOR 1
102' - 0"
- 00 - AVERAGE
GRADE
101' - 3"
- 01B - PARKING
ENTRY
100' - 10 3/4"



1 NORTH ELEVATION
1/8" = 1'-0"

- 06 - ROOF
165' - 0"
- 05 - FLOOR 5
151' - 6"
- 04 - FLOOR 4
140' - 0"
- 03 - FLOOR 3
128' - 6"
- 02 - FLOOR 2
117' - 0"
- 01 - FLOOR 1
102' - 0"
- 00 - AVERAGE
GRADE
101' - 3"
- 01B - PARKING
ENTRY
100' - 10 3/4"

McBRIDE'S PUB

CLIENT

CAPSTONE PROPERTIES

ARCHITECT

ZDS

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SHEET TITLE

**EXTERIOR
ELEVATIONS**

DRAWING NO.

A3.01



① 3D-01 - Waterman-Wayland



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3D.01 WATERMAN - WAYLAND

230 WATERMAN MIXED USE

REF:

DATE:

3D.1



① 3D-02 - Waterman Facing East



2 CHARLES STREET
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3D.02 WATERMAN FACING EAST

230 WATERMAN MIXED USE

REF:

DATE:

3D.2



① 3D-03 Wayland Facing East



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3D.03 WAYLAND FACING EAST

230 WATERMAN MIXED USE

REF:

DATE:

3D.3



1 3D-04 - Rear View



2 CHARLES STREET
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1416 P STREET NW
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3D.04 REAR VIEW

230 WATERMAN MIXED USE

REF:

DATE:

3D.4

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TOTAL	61,235



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