

Providence City Plan Commission

November 16, 2021



AGENDA ITEM 2 ■ 663 ADMIRAL STREET



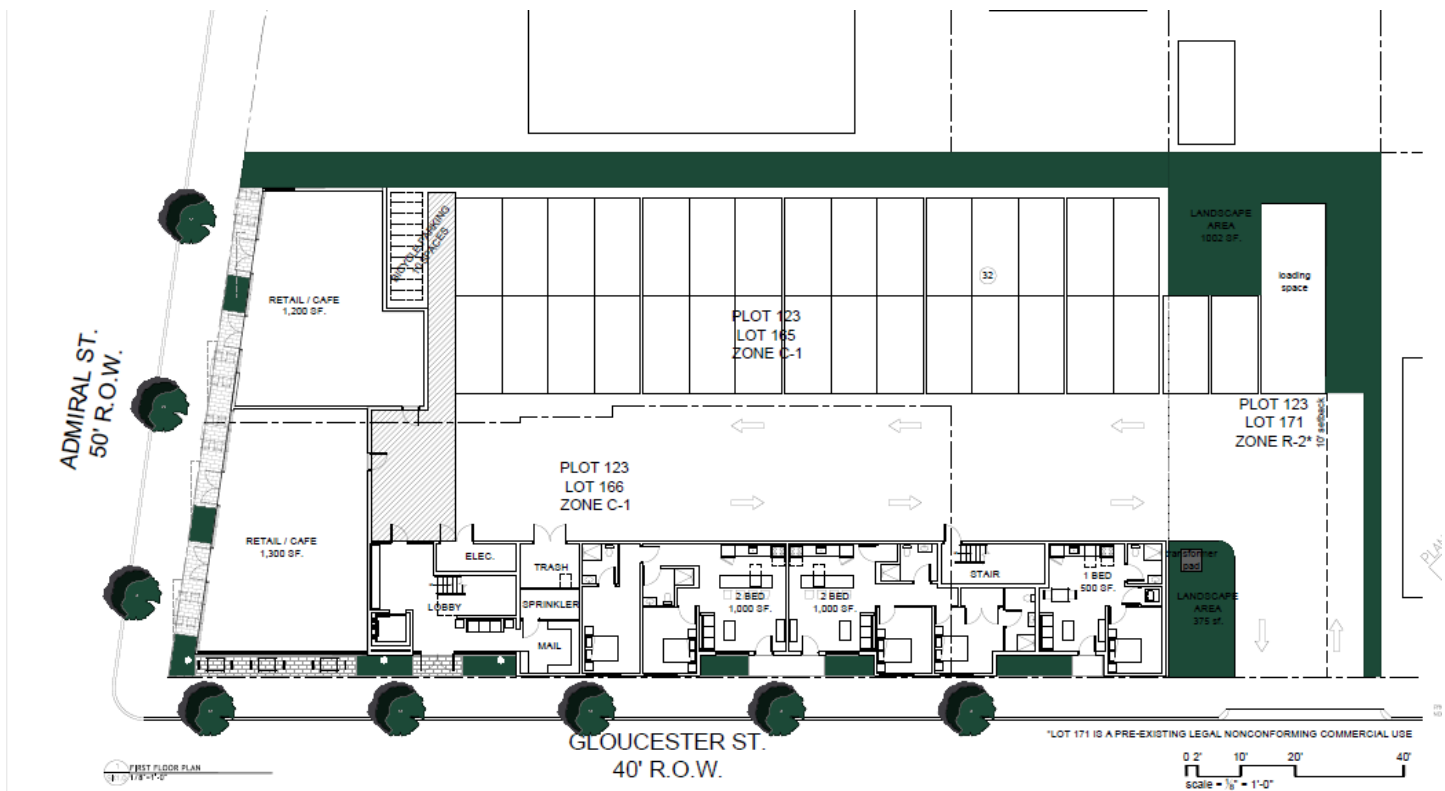
Building rendering from Admiral Street



Aerial view of the site

OVERVIEW

OWNER/ APPLICANT:	Strive Realty, Applicant Citadel Properties LLC, Owner	PROJECT DESCRIPTION:	The applicant is requesting master plan approval to construct a five story mixed-use development with commercial on the ground floor and 43 residences. Twenty seven parking spaces will be provided. The applicant is requesting dimensional adjustments for parking and building height.
CASE NO./ PROJECT TYPE:	21-035 MA Master Plan		
PROJECT LOCATION:	659-663 Admiral Street (AP 123 Lots 165 and 166) — zoned C-1 22 Glocester (AP 123 Lot 171) - zoned R-2	RECOMMENDATION:	Approval of the Master Plan subject to the noted findings
NEIGHBORHOOD:	Wanskuck	PROJECT PLANNER:	Choyon Manjrekar



Ground floor site plan

PROJECT OVERVIEW

The applicant is requesting master plan approval to construct a five story mixed-use development with commercial on the ground floor and 43 residences, after an administrative subdivision to merge the subject lots. The applicant is requesting a dimensional adjustment for parking where 43 spaces are required and 32 will be provided. A dimensional adjustment for height is also requested where a height of 60' and five stories is proposed, over the C-1 zone's height limit of 45' and four stories.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

Lots 165 and 166 where the building will be located are zoned C-1. Lot 171, which will be merged with the development is zoned R-2. Mixed use development consisting of retail and residential is permitted by right in

the C-1 zone. The portion of the lot zoned R-2 may provide accessory parking as part of the development.

Dimensions and site design

The site is located at the corner of Admiral and Gloucester Streets and will measure approximately 21,026 SF upon merging the subject lots. Ground floor retail will front on and be accessible from Admiral Street. Pedestrian and vehicular access for the parking area which includes a loading space, and three apartments will be provided from Gloucester Street. Forty units will be located on the upper four stories.

Based on provided plans, the building will conform to the design guidelines for multifamily development outlined in Section 1202 K of the ordinance. The design meets this requirement by employing a varying, but consistent treatment for the exterior with alternating projections and recesses and diverse materials on the façade. Brick veneer will be recessed on the façade

between projections that employ metal panel and cedar siding, which are design materials permitted by right. The bay windows are permitted but encroachment permits will be required for projecting over the sidewalk. The building will be set back five feet from the front lot line, which is within the C-1 build-to zone. Complete transparency will be provided on the ground level.

Parking

The parking area, which consists of fifteen rows of tandem parking and two single spaces will be accessed from Gloucester Street. Forty three spaces are required for the residential and commercial uses and a dimensional adjustment is being requested for the deficit of 11 spaces. The applicant should demonstrate how the parking arrangement would allow for circulation within the parking area and how residents that are parked internally in a tandem spot would access vehicles when required. In requesting the waiver, the applicant should also provide more information on measures that will be taken to reduce reliance on onstreet parking by residents that will not have assigned parking spaces.

Ten bicycle parking spaces will be provided in the southern portion of the parking area which will meet the requirement for 43 residential units.

Landscaping

With the parcel measuring 21,026 SF, approximately 3,150 SF of canopy coverage is required. As the area for lot 171 is in the R-2 zone, the total impervious surface coverage shall not exceed 65%. Per plans, the applicant will meet the canopy coverage requirement by providing street trees along Admiral and Gloucester Streets. Plans show landscape areas located within the parking area corresponding to lot 171, which would meet the pervious surface requirement. However, there is a transformer pad with indeterminate dimensions depicted within a planting area at the entrance. It is unclear if the pervious surface requirement would be met based on this installation. The applicant should update the plan to account for the transformer pad to ascertain if the lot will meet the pervious surface requirement. Site landscaping shall be subject to the Forester's approval prior to the final plan stage.

Environmental Impact

As the development area exceeds 20,000 SF, a stormwater management plan is required in addition to erosion control and site maintenance plans at the preliminary plan stage.

With the development in proximity to Providence College, it is likely that the development will cater to college students. Plans indicate that there will be common areas for residents on each floor. These are conditions that could cause disturbances when large numbers of individuals congregate. The behavior of college students and their effect on neighborhood character has been the subject of citywide discussion and resulted in changes to the zoning ordinance. Given the potential number of students, the applicant should provide a plan for managing the behavior of residents and attending to any negative outcomes that would affect the welfare of the surroundings.

Dimensional Adjustments

The applicant is requesting dimensional adjustments from the height and parking requirements. A height of five stories and 60' is proposed over the C-1 limit of four stories and 45'; and 32 parking spaces will be provided where 43 are required. Per section 1904 of the ordinance the CPC may grant dimensional adjustments for provision of certain amenities. The applicant is eligible for the adjustments, providing mixed use development and internal structured parking. The request for additional height seems appropriate given that it is being requested to accommodate mixed use and internal parking which are encouraged by the Ordinance.

However, it is the DPD's opinion that consideration of the parking adjustment should be deferred subject to the

applicant providing more information on operation of the parking arrangement. More information on how owners would access and move vehicles parked in tandem and reducing reliance on onstreet parking should be provided. The plan should also indicate the drive aisle width. The CPC should consider the adjustment subject to the applicant providing the requested information.

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 intends for Neighborhood Commercial/Mixed Use development. The plan describes this area as one intended for traditional, pedestrian transit oriented uses that serve neighborhood needs and where multifamily development is encouraged. The development conforms to this land use designation and is also in conformance with objective H-2 of the plan which encourages building 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: The proposed retail and residential mixed-use development is permitted by right in the C-1 zone.

Dimension: The development largely conforms to the dimensional and design requirements of the C-1 zone.

Subject to the CPC granting the requested dimensional adjustment for height and considering the adjustment for parking, the development will conform to the requirements of the C-1 zone.

Parking: The applicant will meet the parking requirement by providing 32 spaces subject to the CPC granting a dimensional adjustment for parking. However, more information on management of the parking arrangement and the drive aisle width is required before the Commission can take action.

Landscaping: A conceptual landscaping plan has been submitted showing street trees and landscaping areas to be installed around the site. As discussed, it is unclear if the area under lot 171 will meet the 65% impervious coverage limit with the presence of the transformer. A detailed landscaping plan which shall be subject to the Forester's approval is required at the preliminary plan stage.

Lighting: A lighting plan is required at the preliminary plan stage.

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.*

The applicant is expected to come into conformance with applicable environmental regulations. The applicant should provide a plan for managing the behavior and effects of residents on the surrounding community.

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.*

The applicant shall apply for an administrative subdivision to merge the lots for the development. Subject to the subdivision being approved, there are no physical constraints that impact development of this property, as the lot will comply with the dimensional requirements of the C-1 and R-2 zones. The applicant shall apply for encroachment permits for projecting bay windows over Admiral Street.

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 will be provided from Admiral and Gloucester Streets.

RECOMMENDATION

Based on the foregoing discussion, the DPD recommends that CPC continue consideration of the item as more information on the following unresolved issues is required:

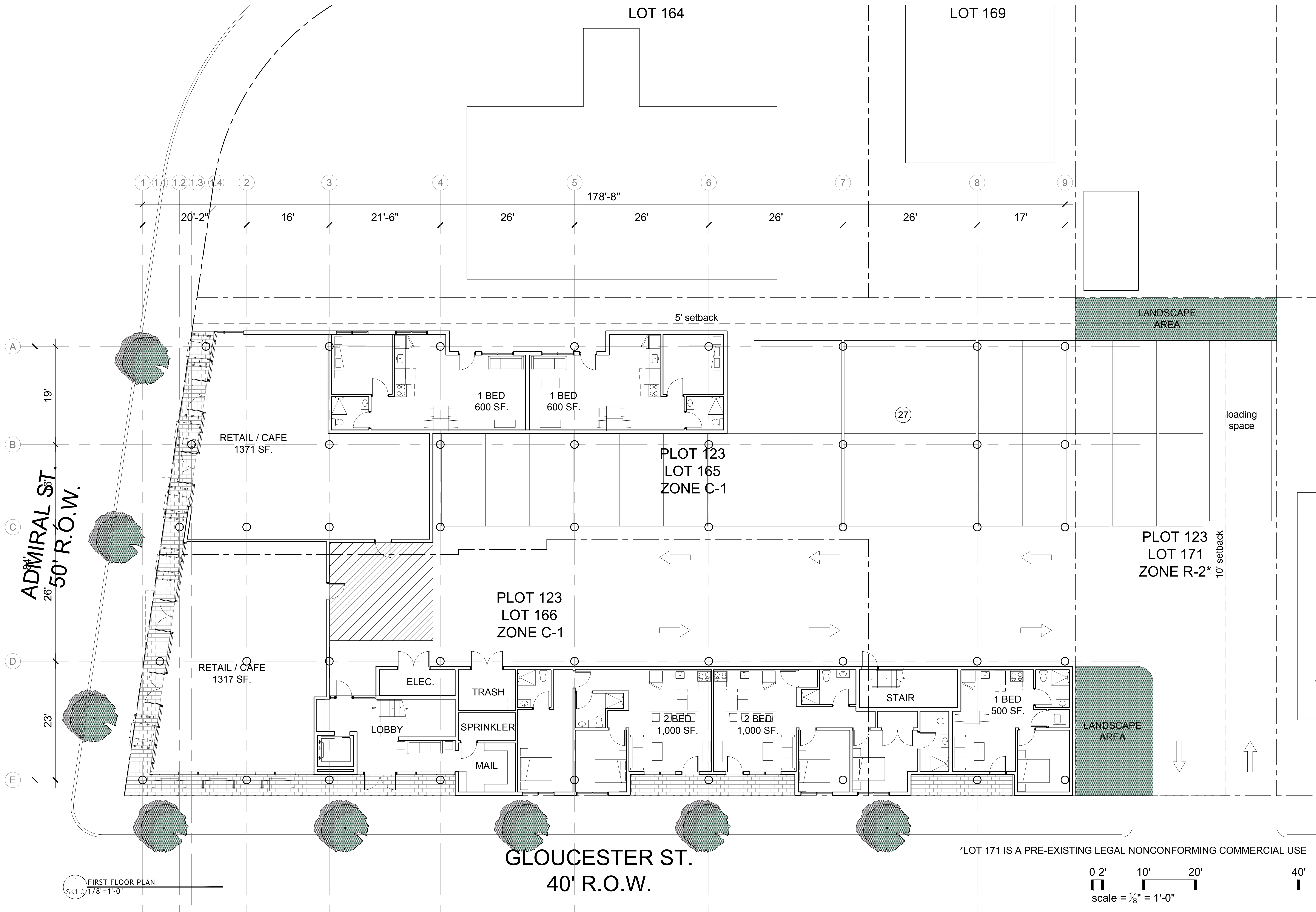
1. A parking adjustment is required to approve the master plan. The CPC should only act on the adjustment upon the applicant providing more information on circulation, vehicle access, management of the parking area and reducing reliance on onstreet parking around the site. The plan should also be updated to include the width of the drive aisle.
2. The applicant should provide plans for management of resident behavior and curbing the effects of students on neighboring property.
3. The impervious surface calculation should account for the presence of the transformer in the planting area.

The CPC may act on master plan approval once this information has been provided to their satisfaction.




663 ADMIRAL ST.
PROVIDENCE , RI 02908

DEVELOPMENT INFO:	
AP. 123 / LOTS 165,166 & 171	
ZONE:	
C-1 - LOTS 165 & 166	
R-2 - LOT 171	
TOTAL LOT AREA=	21,026 SF.
5 STORY DEVELOPMENT	
FIRST FLOOR = 7,550 SF.	
CAFE / RETAIL	
2 - TWO BED UNITS	
3 - ONE BED UNITS	
UNITS / FLOOR	5 UNITS
BEDS / FLOOR	7 BEDS
SECOND FLOOR = 14,045 SF.	
4 - TWO BED UNIT	
2 - THREE BED UNIT	
4 - FOUR BED UNIT	
UNITS / FLOOR	10 UNITS
BEDS / FLOOR	30 BEDS
THIRD FLOOR = 14,095 SF.	
4 - TWO BED UNIT	
2 - THREE BED UNIT	
4 - FOUR BED UNIT	
UNITS / FLOOR	10 UNITS
BEDS / FLOOR	30 BEDS
FOURTH FLOOR = 14,045 SF.	
4 - TWO BED UNIT	
2 - THREE BED UNIT	
4 - FOUR BED UNIT	
UNITS / FLOOR	10 UNITS
BEDS / FLOOR	30 BEDS
FIFTH FLOOR = 14,095 SF.	
4 - TWO BED UNIT	
2 - THREE BED UNIT	
4 - FOUR BED UNIT	
UNITS / FLOOR	10 UNITS
BEDS / FLOOR	30 BEDS
BUILDING / DEVELOPMENT	63,830 SF.
PARKING / DEVELOPMENT	27 SPACES
UNITS / DEVELOPMENT	45 UNITS
BEDS / DEVELOPMENT	127 BEDS
APPROVALS REQUIRED	
CPC:	
FIFTH FLOOR	
PARKING REDUCTION	



1 FIRST FLOOR PLAN
SK1.0 1/8"=1'-0"

0 2' 10' 20' 40'
scale = 1/8" = 1'-0"



studio MEJA
11 Aleppo Street
Providence, RI 02909
p 401 . 400 . ARCH

663 Admiral Street
Providence, RI 02908

PROPOSED PLAN

PLANNING REVIEW
9.16.21

REVISIONS

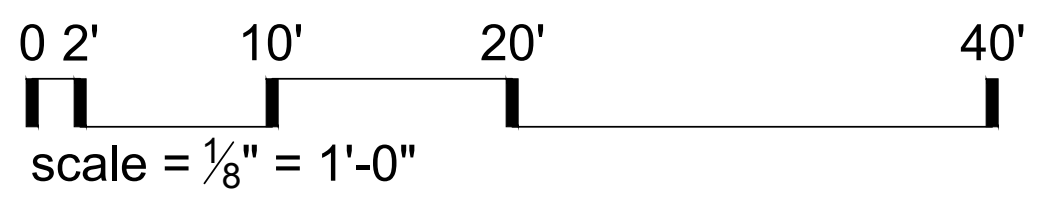
PROJECT NORTH

#2020
9/2/21
XX

SK1.0

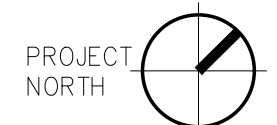
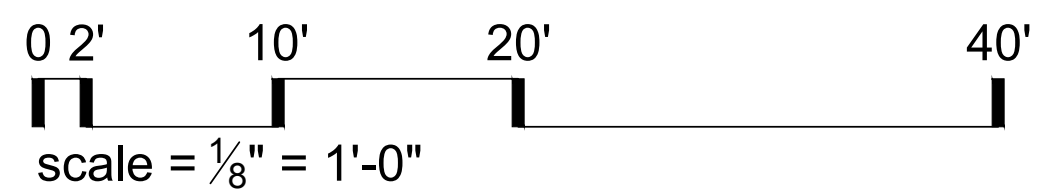


1 SECOND FLOOR PLAN
SK1.1 1/8"=1'-0"





1 THIRD FLOOR PLAN
SK1.2 1/8"=1'-0"



#2020
9/2/21
XX

REVISIONS

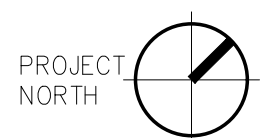
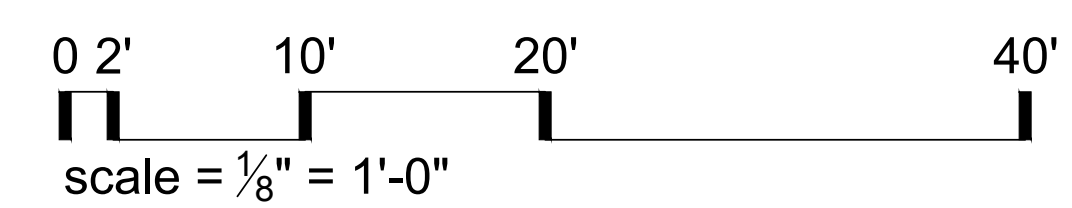
PLANNING
REVIEW
9.16.21

PROPOSED PLAN

663 Admiral Street
Providence, RI 02908



1 FOURTH FLOOR PLAN
SK1.3 1/8"=1'-0"



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9/2/21
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REVISIONS

PLANNING
REVIEW
9.16.21

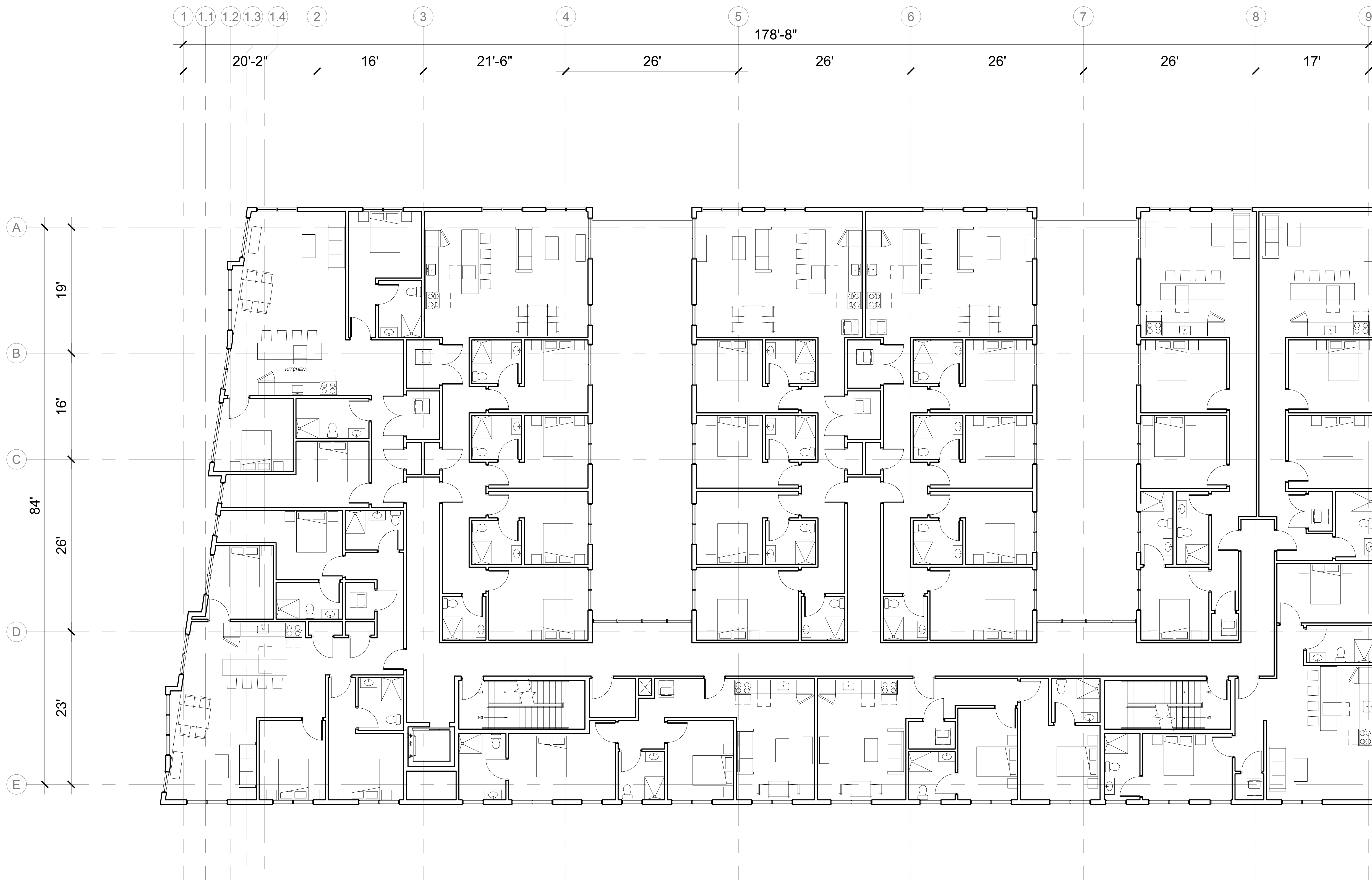
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663 Admiral Street
Providence, RI 02908

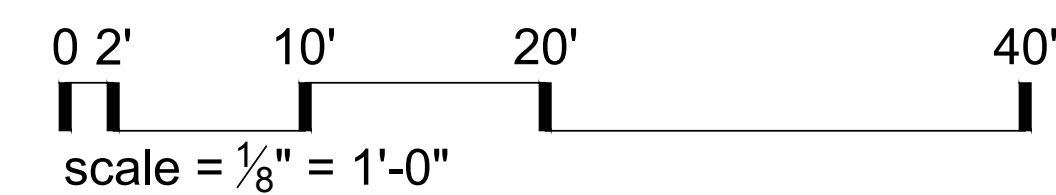


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11 Aleppo Street
Providence, RI 02909
p 401 . 400 . ARCH

SK1.3

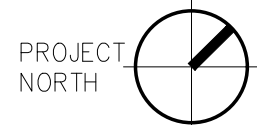


1 FIFTH FLOOR PLAN
SK1.4 1/8"=1'-0"



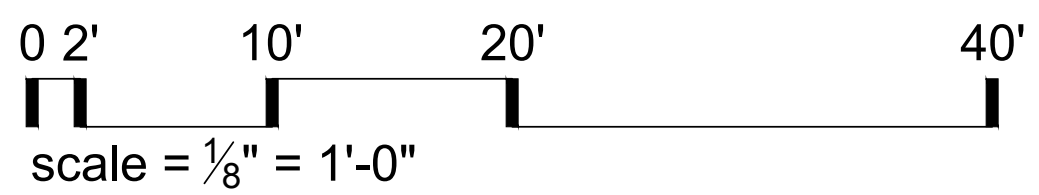
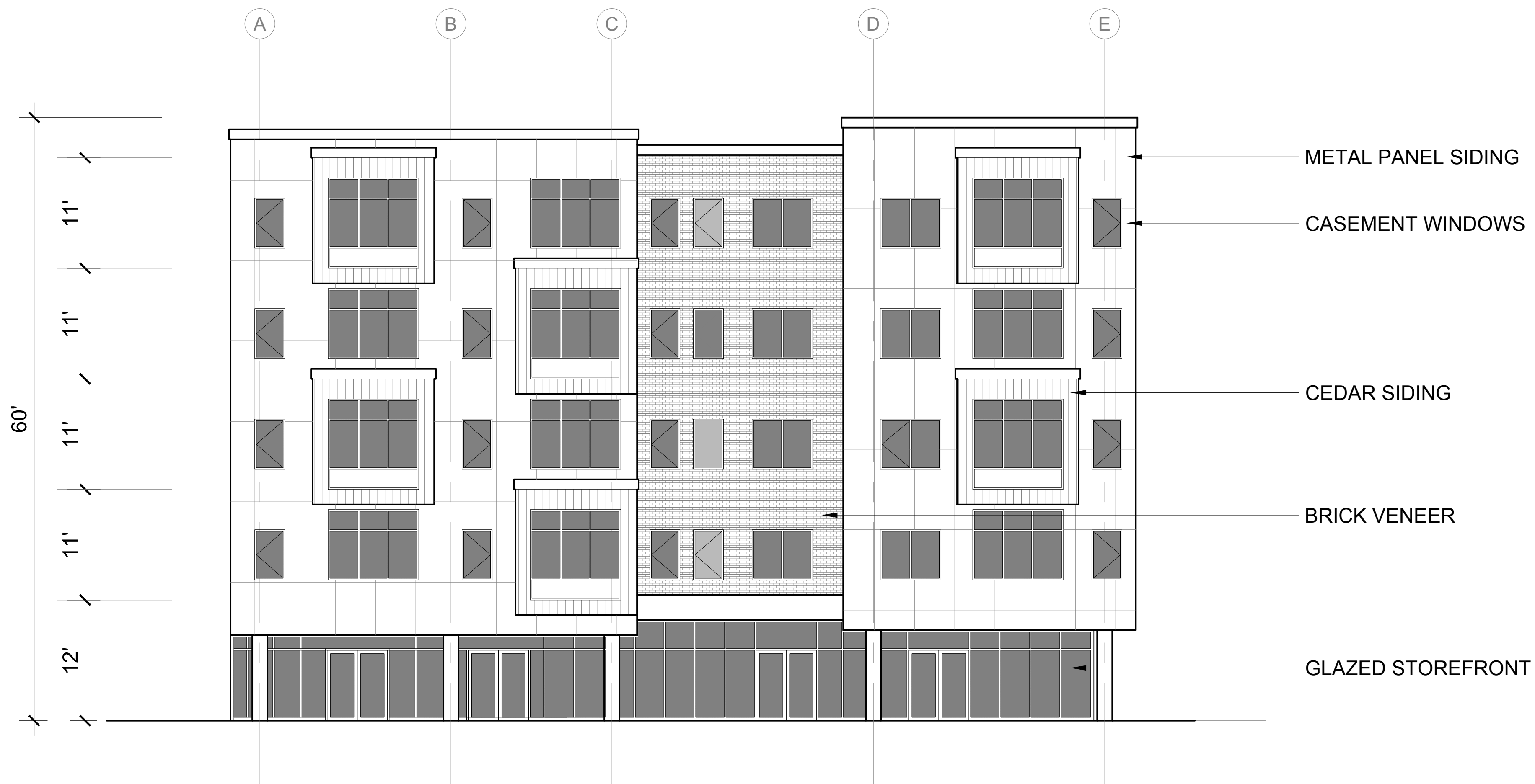
PLANNING
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REVISIONS



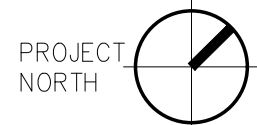
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SK2.0



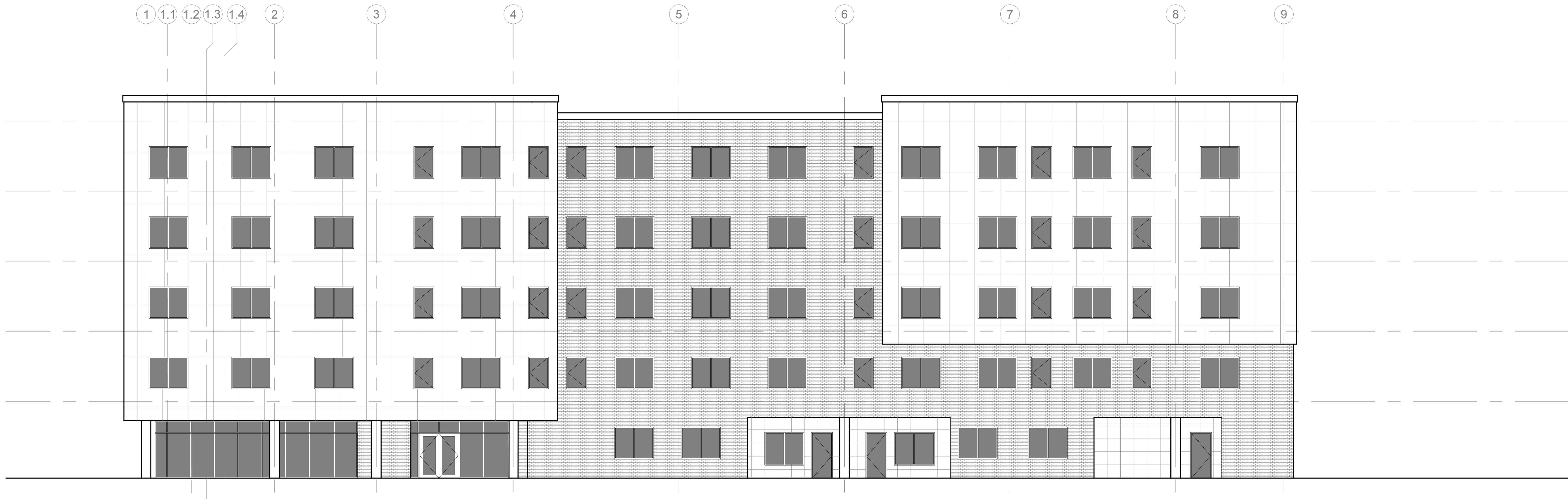
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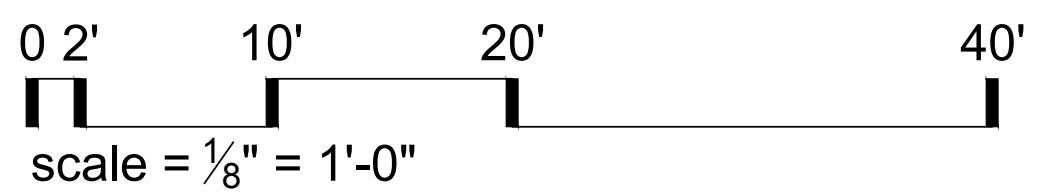


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SK2.1



1 ELEVATION
SK2.1 1/8"=1'-0"



ADMIRAL ST.
50' R.O.W.

LOT 164

LOT 169

5' setback

RETAIL / CAFE
1,200 SF.

BICYCLE PARKING
10 SPACES

PLOT 123
LOT 165
ZONE C-1

32

LANDSCAPE
AREA
1002 SF.

loading
space

PLOT 123
LOT 171
ZONE R-2* 10' setback

RETAIL / CAFE
1,300 SF.

LOBBY

ELEC.

TRASH

SPRINKLER

MAIL

2 BED
1,000 SF.

2 BED
1,000 SF.

STAIR

1 BED
500 SF.

transformer
pad

LANDSCAPE
AREA
375 sf.

PLOT 123
LOT 166
ZONE C-1

GLOUCESTER ST.
40' R.O.W.

*LOT 171 IS A PRE-EXISTING LEGAL NONCONFORMING COMMERCIAL USE

0' 2' 10' 20' 40'
scale = 1/8" = 1'-0"