

# Providence City Plan Commission

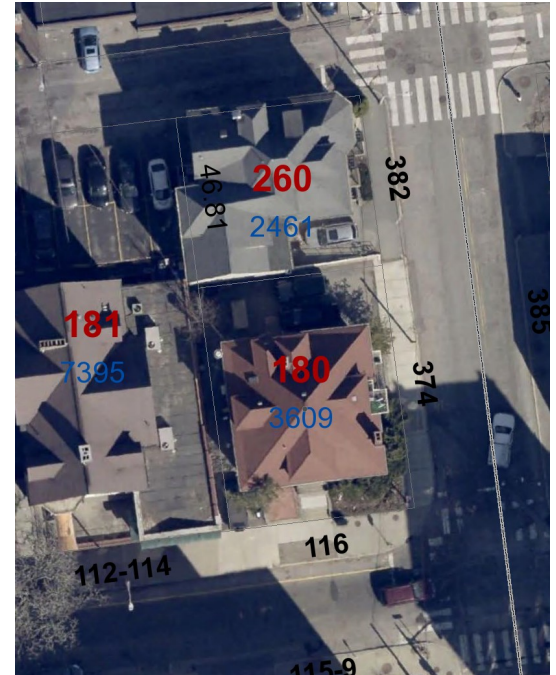
July 19, 2022



## AGENDA ITEM 3 ■ 116 WATERMAN STREET



Building rendering



Aerial view of the site

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Walter Bronhard and Brook Holding LLC	<b>PROJECT DESCRIPTION:</b>	The applicant is proposing to demolish the existing buildings to construct a new mixed-use five story building with commercial on the ground floor and 25 dwelling units on the four upper stories. The applicant is seeking a dimensional adjustment for height and a design waiver for locating residential development within 20' of a main street.
<b>CASE NO./ PROJECT TYPE:</b>	<b>22-033 MA</b> Master Plan		
<b>PROJECT LOCATION:</b>	116 Waterman Street C-2 zoning district, I-3E overlay AP 12 Lot 180 and 260	<b>RECOMMENDATION:</b>	Approval of the Master Plan based on the noted findings
<b>NEIGHBORHOOD:</b>	College Hill	<b>PROJECT PLANNER:</b>	Choyon Manjrekar



Proposed floor plans

**PROJECT OVERVIEW**

The development is composed of two lots located between Waterman Street and Fones Alley and also fronting on Brook Street. Each lot is occupied by a building that will be demolished. The site will measure approximately 6,070 SF upon merging. The site is zoned C-2 under the I-3E overlay and the applicant is proposing to construct a five story mixed use building with commercial on the ground floor and 25 residential units. The applicant is requesting a dimensional adjustment for height where a height of 50' and four stories is permitted by right but a height of 61' and five stories is requested. A design waiver from the requirement of section 503A.8, that no residential use be located within 20' of a main street, is also requested.

**ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES**

Use

The property is zoned C-2 under the I-3E overlay. Mixed use development is permitted by right in the C-2 zone with no restriction on the number of dwelling units per lot. The I-3E overlay permits higher educational uses and is intended to encourage development along commercial corridors in proximity to institutions by promoting pedestrian activity at the street levels and varied uses on upper floors. The development will conform to the intent of the overlay by providing commercial space on the ground floor and apartments above.

Dimensions and site design

The buildings occupying the lots will be demolished, and the lots merged. The building will be set to the front, side and rear lot lines, with Waterman Street

providing the main entrance to the commercial space, entry for residents will be provided from Fones Alley. Common space and greenery will be provided at the roof level.

A dimensional adjustment has been requested for a proposed height of approximately 61' and five stories, which is over the 50' four-story height limit of the zone. Over 60% of the front façade will be located at the front lot line, meeting the design requirement of the zone. The building's exterior will employ stone veneer, wood siding and a composite panel system, which are materials that are permitted by right. The east elevation on Brook Street will primarily feature brick on the ground floor, with the upper stories mainly composed of wood siding with balconies. The transparency on the commercial area will exceed 50% and the upper stories will provide over 10% of required transparency.

The location of the transformer has not been finalized, but will be included it in the preliminary submission.

#### Landscaping

Approximately 900 SF of canopy coverage is required to meet the landscaping requirement based on the size of the development. There is an opportunity to meet this requirement by replacing a large dead tree in front of the building. The applicant can meet this requirement by working with the City Forester.

#### Parking

No parking is required as the lot measures less than 10,000 SF. Five bicycle spaces are required to meet the bicycle parking requirement of one space for every five units. The applicant will meet this requirement by providing bicycle parking in the basement.

#### Design Waiver

The applicant is requesting a design waiver from the requirement that no residential use be located within 20' of a main street as Waterman and Brook Streets are considered main streets. The applicant will be providing commercial space for the entire Waterman Street frontage but will require the waiver for Brook Street. Based on plans provided and the site's layout, it would be difficult to situate non-residential use along the length of Brook Street without affecting the building's layout. The ground floor residences will be not be directly at street level as Brook Street slopes upward from south to north and a portion of the Brook Street frontage will be occupied by the commercial space. The façade has varying elements which are in character with the nature of the surroundings. Therefore, the DPD recommends that the CPC grant the requested waiver.

#### Environmental management

The site is exempt from conforming to the stormwater ordinance and does not require any state approvals. However, the applicant intends to tie into a dedicated storm drain in Brook Street.

#### Lighting

No external lighting sources are proposed.

### **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 and preliminary plan stages:

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 intended to foster pedestrian oriented needs like retail and housing in buildings oriented toward the street. The development conforms to this land use designation. As the building will be located on a main street in proximity to a commercial corridor, it conforms to objective BE-2 of the plan which encourages new development to complement traditional character. Creation of housing will conform to objective H-2 of the plan which encourages creation of new housing.

2. *Compliance with Zoning Ordinance—The proposed development is in compliance with the standards and provisions of the Zoning Ordinance.*

Use: Mixed use development is permitted by right in the C-2 zone.

Dimension: The development will conform to the dimensional and design requirements of the C-2 zone subject to the CPC granting a dimensional adjustment for height and a design waiver for residential development within 20' of a main street.

Parking: No parking is required, but the applicant will meet the bicycle parking requirement.

Landscaping: The applicant will meet the landscaping requirement by planting a large tree 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 expected to come into conformance with 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.*

The subject lots will be merged. There are no physical constraints that impact development of this property, as the lot will comply with the dimensional requirements of the C-2 zone with no impediments to development.

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 pedestrian access will be provided from Brook and Waterman Streets and Fones Alley.

## **RECOMMENDATION**

1. The CPC should grant the dimensional adjustment for height.
2. The CPC should grant the design waiver for situating residential space within 20' of a main street.
3. The applicant shall apply for an administrative subdivision to merge the subject lots.
4. Based on the foregoing discussion, the CPC should vote to approve the master plan, finding it to be in conformance with the zoning ordinance and comprehensive plan.