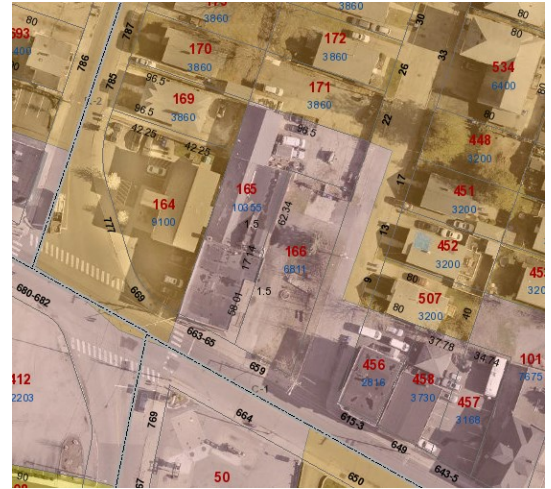


Providence City Plan Commission

August 30, 2022



AGENDA ITEM 4 ■ 663 ADMIRAL STREET

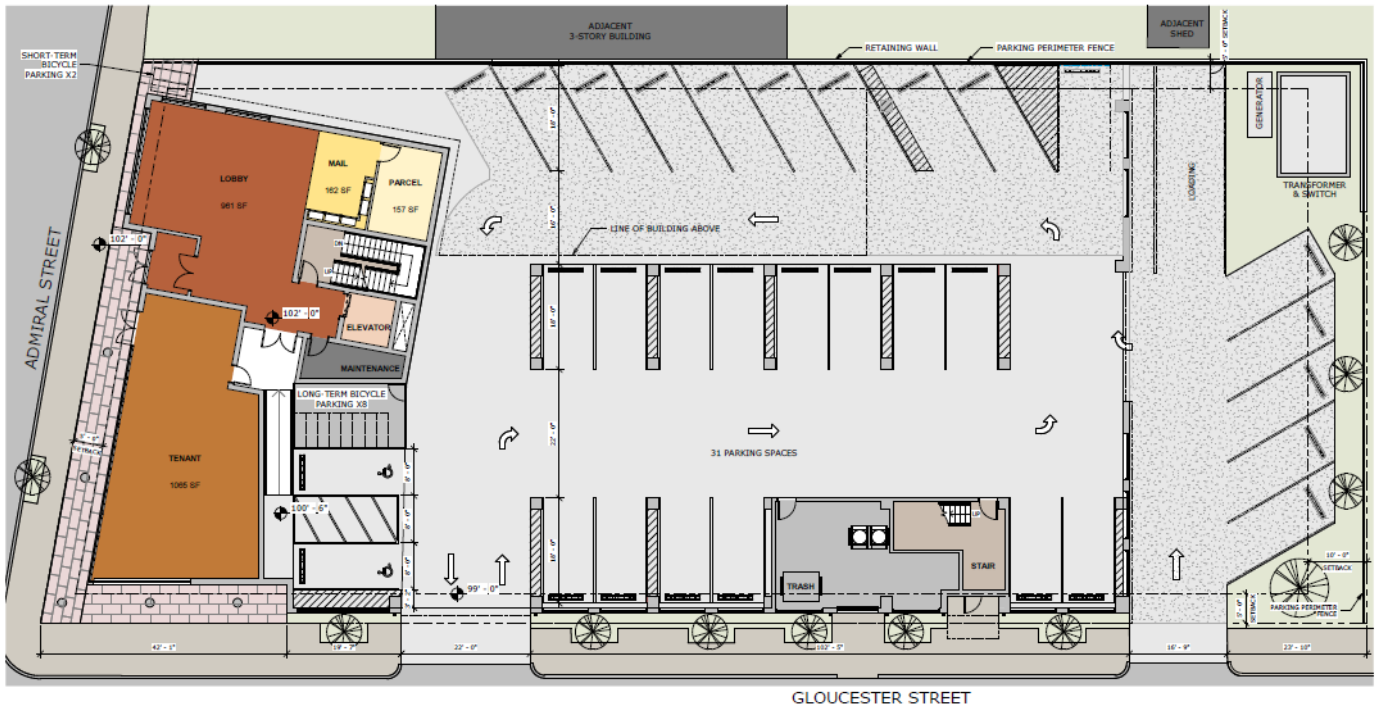


Aerial view of the site

South and east building elevations

OVERVIEW

OWNER/ APPLICANT:	Citadel Properties LLC, Owner	PROJECT DESCRIPTION:	The applicant is requesting preliminary plan approval to construct a five story mixed-use development with commercial on the ground floor and 48 residences. Thirty two internal parking spaces will be provided. The applicant is requesting dimensional adjustments for building height and parking and waivers from submission of all state approvals and a detailed landscaping plan at the preliminary plan stage.
CASE NO./ PROJECT TYPE:	21-035 MA Preliminary Plan	RECOMMENDATION:	Approval of the Preliminary Plan based on the noted findings
PROJECT LOCATION:	663 Admiral Street (AP 123 Lots 165 and 166) —zoned C-1 22 Gloucester (AP 123 Lot 171) - zoned R-2		
NEIGHBORHOOD:	Wanskuck	PROJECT PLANNER:	Choyon Manjrekar



Ground floor site plan

PROJECT OVERVIEW

The applicant is requesting preliminary plan approval to construct a five story mixed-use development with commercial on the ground floor, internal parking and 48 residences. An administrative subdivision will merge the subject lots. A dimensional adjustment for height is requested where a height of approximately 63’3” from average grade and five stories is proposed, over the C-1 zone’s height limit of 45’ and four stories. An adjustment for parking is also requested where 48 spaces are required but 31 will be provided. The applicant is seeking waivers from submission of state approvals at the preliminary plan stage, and a detailed landscaping plan.

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 will provide parking and loading space, but will not be occupied by a portion of the building.

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 of the subject lots. Ground floor commercial space will be located at the corner of Admiral and Gloucester Streets with the rest of the ground floor occupied by a lobby, mailroom, bike parking, elevator and stairs. Pedestrian and vehicular access to the parking area which includes a loading space and the transformer, will be provided on the area occupied by lot 171 and accessible from Gloucester Street. This portion of the development will not exceed 65% pervious surface limit of the R-2 zone. A total of 31 vehicle parking spaces will be provided. A dimensional

adjustment for 17 spaces has been requested as 48 spaces are required.

Forty eight units will be located on the four upper 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 employs a varying, but consistent treatment for the exterior with two prominent projections on the façade on the second through fourth stories with the rest of the façade set back. The façade will mainly employ brick on the ground floor with wood siding, fiber cement and metal panels on the upper stories. The materials are permitted by right in the C-1 zone.

The ground floor frontage will be located within the five foot build-to zone. The majority of the upper stories will be located at the lot line, with some portion encroaching over the sidewalk, for which encroachment permits are required. Over 50% of the ground floor will be transparent, with fenestration on the upper stories greatly exceeding 10%.

Parking

The applicant has requested a parking adjustment to provide 31 spaces where 48 are required, calculated as one space per dwelling unit. The commercial space is exempt from providing parking as it measures less than 2,500 SF in the C-1 zone. The vehicle and bicycle parking area will be provided on the ground floor to the rear of the commercial area and lobby. The parking area will be accessed from Gloucester Street with the loading zone and transformer located in the northern portion of the access area. Standard parking spaces will measure 8.5' x 18' and compact spaces will measure 7.5' x 15' which will meet the parking space dimensions required by the ordinance. Drive aisles of 22' and 16' will be provided for non-angled and angled parking respectively.

Landscaping

With the parcel measuring 21,026 SF, approximately 3,150 SF of canopy coverage is required. The site plan shows that plantings are proposed in the northeast and eastern portions of the development. The combination of medium and large trees is expected to meet the canopy coverage requirement.

Part of the area corresponding to lot 171 is paved to provide access to parking. The rear of the lot will be treated with permeable pavers for the loading area and crushed stone for the location of the transformer. The applicant is proposing to meet the canopy coverage requirement by providing street trees along Admiral and Gloucester Street and by making plantings in the parking area. A detailed landscaping plan is forthcoming as a waiver from submission of a detailed landscaping plan has been requested. The CPC should grant the waiver subject to the condition that a landscaping plan shall be subject to the Forester's approval prior to the final plan stage.

Environmental Impact

A stormwater management plan has been submitted as the development area exceeds 20,000 SF. The applicant will employ Low Impact Development (LID) and Best Management Practices (BMP) to treat stormwater on site prior to discharge. The applicant will install stormwater treatment chambers under the parking area to treat stormwater collected from the roof and driveway areas. Plans show that the measures will reduce runoff for one to 100 years events. An operation and maintenance plan for the stormwater system is also included, setting out a schedule for inspection and maintenance.

The use of gravel, plantings and soil stabilization techniques will be used to prevent erosion off the site during construction.

Lighting

A compliant lighting plan which shows that there will be no light trespass and an intensity of no more than one footcandle at the lot lines has been submitted. Cut sheets of the light fixtures indicate that they comply with the ordinance as they are cut off and downward facing.

Tenant management

With the development in proximity to Providence College, it is likely that the development will cater to college students. Given the potential number of students, the CPC required that the applicant provide a plan for managing resident behavior. The applicant has provided a summary of measures incorporated into the design and building's management to curb the effects on neighboring property. There will be no common areas or outdoor decks which will restrict gatherings and the effects on neighboring property. Per the plan, management will constantly monitor the building and set rules for resident behavior. Neighbors may contact the applicant to address concerns about the development.

Dimensional Adjustment—height and parking

The CPC granted a dimensional adjustment for 60' of height and five stories at the master plan stage where four stories and 45' are permitted. The design has been revised for an average height of 63'3" with five stories. A height of approximately 63'3" and five stories is proposed where a height limit of 45' and four stories is permitted by right. The CPC granted a dimensional adjustment for 60' and five stories at the master plan stage finding that the applicant would provide internal parking and mixed use development which is encouraged by the ordinance. The DPD recommends that the CPC should grant the adjustment for the additional height as the applicant is eligible for the adjustment based on the amenities provided.

The applicant is requesting a dimensional adjustment from the parking requirement where 48 spaces are required but 32 will be provided. It is the DPD's opinion that the applicant is eligible for the parking adjustment and additional height, as mixed use development and internal structured parking will be provided. The site is in proximity to public transport, bike infrastructure and commercial areas that can be accessed by pedestrians. It is the DPD's opinion that the requests for dimensional adjustments are appropriate as they are being requested to accommodate amenities that are encouraged by the Ordinance.

Waiver from submission of state approvals

The applicant has requested a waiver from submission of state approvals at the preliminary plan stage, particularly from the Rhode Island Department of Environmental Management (RIDEM) and the Narragansett Bay Commission (NBC), and is requesting that they be submitted with the final plan. It is the DPD's opinion that the CPC should grant the waiver finding that it is required and in the interest of good planning practice as the approval periods for state bodies may vary. Granting the waiver would allow the applicant to proceed with the development process.

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 Preliminary 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 of new housing.

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. The portion of the lot zoned R-2 will remain vacant and be used to provide a parking and loading space.

Dimension: The development will conform to the dimensional and design requirements of the C-1 zone subject to the CPC granting the requested dimensional adjustment for height.

Parking: The applicant will meet the parking requirement subject to the CPC granting a dimensional adjustment for parking to provide 31 spaces for 48 units.

Landscaping: The landscaping plan appears to meet the canopy coverage requirement as the applicant has requested a waiver from submission of a detailed plan. The applicant shall provide a detailed final landscaping plan that will be subject to the Forester's approval prior to the final plan stage.

Lighting: A lighting plan that conforms to the ordinance has been submitted.

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 and has submitted drainage and erosion control plans. A plan for managing the behavior and effects of residents has also been submitted per the CPC's requirement. 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 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.

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

1. The CPC should grant the waiver from submission of state approvals at the preliminary plan stage, subject to the condition that the applicant submit the approvals with the final plan.
2. The CPC should grant a waiver from submission of a detailed landscaping plan subject to the condition that a detailed plan, which shall be subject to the City Forester's approval, be submitted at the final plan stage.
3. The CPC should grant the parking adjustment for 17 spaces.
4. The CPC should grant the dimensional adjustment to allow for a height of 63'3" and five stories.
5. The applicant shall obtain necessary encroachment permits prior to final plan submission.
6. Final plan approval should be delegated to DPD staff.
7. Based on the foregoing discussion, the DPD recommends that the CPC approve the preliminary plan finding it to be in conformance with the zoning ordinance and comprehensive plan.